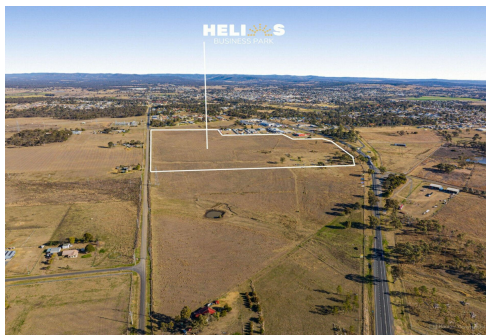


# HELIOS BUSINESS PARK



## Warwick, 13123 Cunningham Highway

### Helios Business Park —Warwick's Newest Industrial Release

L J Hooker Commercial Toowoomba and South-West Queensland are pleased to present to the market Helios Business Park via Expression of Interest. Act now to secure your lot in the newest southwest Queensland industrial precinct.

Helios Business Park is strategically located on the Northern fringe of Warwick, and close to the main entrance to Warwick carrying 6000+ passenger vehicles and 1300+ Heavy vehicles per day. Located on a major truck and large vehicle route, Warwick will quickly become the preferred option for owner occupiers, national tenants and large distribution companies looking to solidify themselves within the Warwick region. The addition of smaller lots will allow local service and trade businesses access to industrial land for the first time in over 10 years.

The Warwick region will continue to go from strength to strength with significant



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**For Sale**  
Contact Agent For Pricing

**Building Area**  
1sqm

**Contact**  
**Christopher Stewart**  
0451 948 001  
cstewart@ljht.com.au

**Justin Eastwell**  
0408 458 014  
jeastwell@ljht.com.au

**Toowoomba**  
**(07) 4688 2222**

infrastructure projects, renewable energy and logistics driving economic growth coupled with land availability and affordability pressures in major centres Brisbane and Toowoomba driving operators to look for other options in less developed regions such as Warwick.

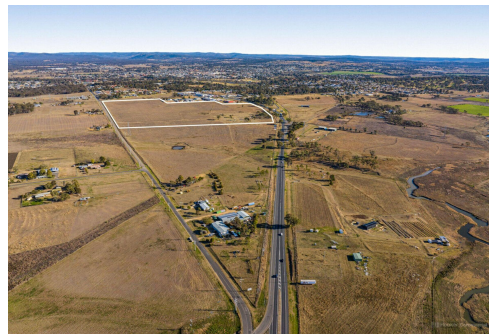
Features Include:

- Easy access to the Cunningham Highway both North and South directions.
- All lots to be serviced to the boundary with Water, Electricity, Stormwater and Sewer in place on settlement.
- Lots available from 5000m<sup>2</sup> - 2ha+
- First development of this nature in Warwick for 10yrs+
- Unique Specialised Centre zoning allowing for a multitude of uses onsite.

Lots 5 & 18 are under offer.

For more information, please contact the exclusive marketing agents Chris Stewart or Justin Eastwell of LJ Hooker Commercial Toowoomba & South-West

\* Areas approx.



## More About this Property

|                      |                     |
|----------------------|---------------------|
| <b>Property ID</b>   | 1070G6F             |
| <b>Property Type</b> | Land/Development    |
| <b>Building Area</b> | 1 m <sup>2</sup>    |
| <b>Land Area</b>     | 5029 m <sup>2</sup> |

**Christopher Stewart 0451 948 001**

Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

**Justin Eastwell 0408 458 014**

Senior Commercial Sales & Leasing Executive | [jeastwell@ljht.com.au](mailto:jeastwell@ljht.com.au)

**Toowoomba (07) 4688 2222**

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350

[toowoomba.ljhcommercial.com.au](http://toowoomba.ljhcommercial.com.au) | [toowoomba@ljhtc.com.au](mailto:toowoomba@ljhtc.com.au)



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