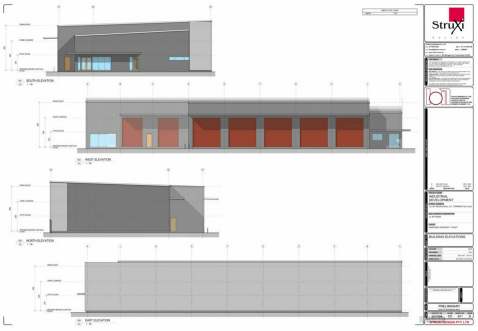
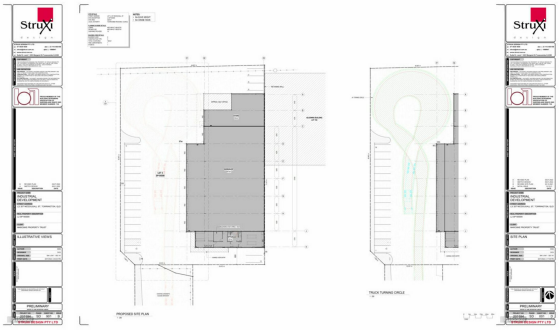




Wilsonton, Lot 2/207-217 McDougall Street

Large Standalone Industrial Facility!

Situated within an established longstanding industrial corridor, Part Of Lot 2 —207-217 McDougall Street, Wilsonton provides the eventual tenant with a modern tilt panel shed with plenty of locational advantages. The property is within immediate proximity of prominent businesses and suppliers such as Tradelink West, Reece and Sheriff Electrical Supplies.

The site has short drive times to major infrastructure such as the Toowoomba Second Range Bypass, Proposed Inland Rail Hubs and the Toowoomba Wellcamp Airport making this location a premier position for freight and transport. If this wasn't enticing enough, the property is only a 10 minute drive to the Toowoomba Central Business District.

Features Include:
-1,170m2 of tilt panel warehouse space with an 8m internal height
-170m2 of fully airconditioned office space

For Sale/Lease
Sale: Offers over $3,000,000, Lease: $195,000 Net

Building Area
1,124sqm

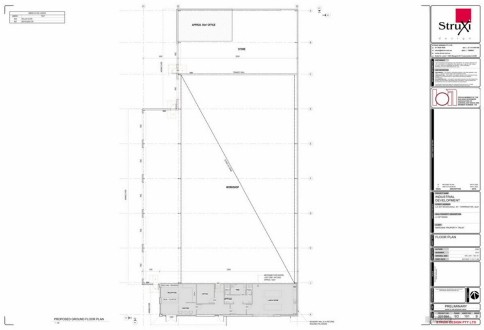
Contact
Christopher Stewart
0451 948 001
cstewart@ljht.com.au

LJ Hooker Commercial

Toowoomba
(07) 4688 2222

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.

-189m2 of mezzanine space
-B Double access
-Warehouse is accessed via 7 x 5.2 metre high roller doors
-14 exclusive use onsite carparks
-Ample onsite concrete hardstand for tenants use
- RFI received
-Detailed design imminent
-Design can be altered generally in accordance with submitted Development Approval



For more information, please contact the exclusive marketing agent Chris Stewart of LJ Hooker Commercial Toowoomba.

More About this Property

Property ID	Y8NG6F
Property Type	Land/Development
Building Area	1124 m²
Land Area	3525 m²

Christopher Stewart 0451 948 001
Director | cstewart@ljht.com.au

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