



## Wilsons, 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, Wilsons 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.

#### 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

#### Matthew Keeley

0437 720 885  
mkeeley@ljht.com.au



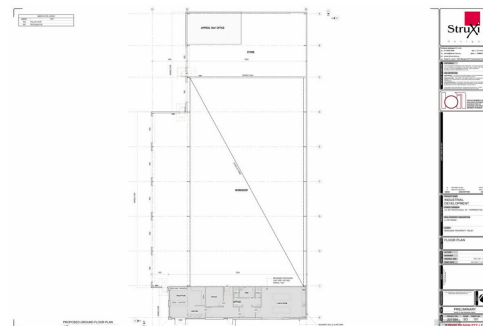
**Toowoomba**  
**(07) 4688 2222**

**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.

Features Include:

- 1,170m<sup>2</sup> of tilt panel warehouse space with an 8m internal height
- 170m<sup>2</sup> of fully airconditioned office space
- 189m<sup>2</sup> 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 Matthew Keeley of LJ Hooker Commercial Toowoomba.



## More About this Property

<b>Property ID</b>	Y8NG6F
<b>Property Type</b>	Land/Development
<b>Building Area</b>	1124 m <sup>2</sup>
<b>Land Area</b>	3525 m <sup>2</sup>

**Christopher Stewart 0451 948 001**

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

**Matthew Keeley 0437 720 885**

Commercial Sale & Leasing Executive | [mkeeley@ljht.com.au](mailto:mkeeley@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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