

4/12 Hampton Road, Burleigh Heads

Negotiable Terms Available! Industrial Warehouse with Office

LJ Hooker Commercial Southern Gold Coast is pleased to present this versatile industrial facility for lease in the heart of Burleigh Heads.

Comprising a total building area of 242m2*, including 172m2 of ground floor warehouse* and a 70m2 mezzanine office*, the property offers a practical layout suited to a wide variety of industrial, trade, warehouse and business users.

The warehouse benefits from a driveway-facing high roller door, providing excellent access for deliveries and day-to-day operations, while the mezzanine office offers a functional administrative space overlooking the warehouse. Positioned within a Light Impact Industry precinct, the property also includes four exclusive car parks and private amenities.

An existing food approval provides added flexibility for businesses wishing to operate within the food sector, while remaining equally suited to a broad range of industrial and commercial uses.

Property Features
- 242m2* Total Building Area

FOR LEASE
$3,200pcm + GST and Outgoings

BUILDING AREA
170sqm

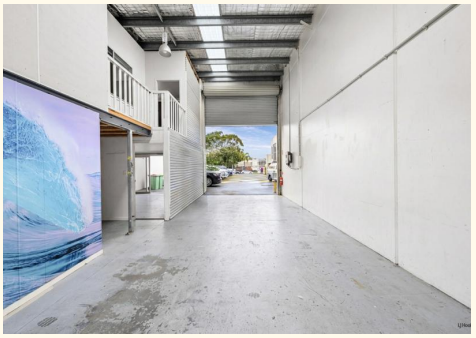
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Interested parties must rely solely on their own enquiries.

LJ Hooker Commercial

- 172m2* Ground Floor Warehouse
- 70m2* Mezzanine Office
- Driveway-Facing High Roller Door
- Four (4) Exclusive Car Parks
- Rooftop Solar Panels
- Private Internal Amenities (W/C)
- Existing Food Approval
- Light Impact Industry Zoning
- Prime Burleigh Heads Industrial Location
- Excellent Opportunity for a Range of Industrial & Commercial Users











Located within one of the Gold Coast's most tightly held industrial precincts, the property enjoys excellent connectivity to major arterial roads and the M1 Motorway, providing convenient access throughout the region.

For further information or to arrange an inspection, please contact Anthony Alvaro on 0432 744 551.

Disclaimer:
All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property ID	1ZBHXB
Property Type	Industrial/Warehouse
Building Area	170 m2
Parking	4

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