



1/9 Hutchinson Street, Burleigh Heads

Approved Food Processing Facility - High-Value Fitout | Burleigh Heads

LJ Hooker Commercial Southern Gold Coast is pleased to present this rare, fully fitted food processing facility within the highly sought-after Burleigh Heads Industrial Precinct.

Comprising approximately 302m²*, this tenancy is approved for food production and offers a significant value-add with existing infrastructure in place - ideal for established operators looking to minimise setup costs and commence operations immediately.

The property is configured with one (1) freezer room and three (3) cool rooms, with one cool room currently non-operational and utilised as a storage area. A commercial kitchen equipped with exhaust and grease trap is complemented by supporting amenities including two internal W/Cs, creating a highly functional environment for food manufacturing, preparation, or distribution.

Strategically positioned with direct access to major arterial roads and the M1 Motorway, the property provides excellent connectivity across the Gold Coast and surrounding regions.

FOR LEASE

Offers to Lease

BUILDING AREA

302sqm

AGENTS

Dominic Eaves

0406 541 278

dominic@ljhookersgc.com.au

AGENCY

Southern Gold Coast

(07) 5576 5500

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.

 **LJ Hooker Commercial**

Property Features:

- 302m2* Approved Food Processing Facility
- High-Value Existing Fitout
- Two (2) x Truck Height Delivery/Pick-up Bays
- One (1) Freezer Room
- Three (3) Cool Rooms (one non-operational, currently used for storage)
- Commercial Kitchen with Exhaust & Grease Trap
- Two (2) Internal Amenities (W/Cs)
- Located in Burleigh Heads Industrial Precinct
- Excellent Access to Arterial Roads & M1 Motorway
- Suited to Established Food Production Operators

This is an extremely rare opportunity to secure a purpose-built, compliant facility in one of the Gold Coast's most tightly held industrial locations.

The owner is seeking a long-term lease with an established industry operator.

For further information or to arrange an inspection, please contact Dominic Eaves on 0406 541 278.

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	1Y2HXB
Property Type	Industrial/Warehouse
Building Area	302 m2
Parking	2

Dominic Eaves 0406 541 278

Commercial Sales & Leasing Specialist |
dominic@ljhookersgc.com.au

Southern Gold Coast (07) 5576 5500

1/18 Park Ave, BURLEIGH HEADS QLD 4220
southerngoldcoast.ljhcommercial.com.au |
commercial@ljhookersgc.com.au

