



2/6 Ramly Drive, Burleigh Heads

## Centrally Located Light Industrial Factory in Burleigh Heads

LJ Hooker Commercial Southern Gold Coast is pleased to present this functional light industrial factory, positioned within the highly sought-after Burleigh Heads industrial precinct.

Comprising approximately 167m<sup>2</sup> of clear-span warehouse space\*, the property offers a practical and efficient layout suited to a range of industrial, storage, trade and service-based operators.

The tenancy features a high roller door, providing convenient access and operational flexibility, while the clear-span design maximises usable floor area and workflow efficiency.

Strategically positioned within central Burleigh Heads, the property benefits from direct access to major arterial roads, is located approximately five minutes from Burleigh Beach, and offers approximately five-minute access to the M1 Motorway, providing excellent connectivity across the wider Gold Coast region.

Property Features:

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 LEASE

\$3,750pcm + GST + Outgoings

### BUILDING AREA

167sqm

### AGENTS

Dominic Eaves

0406 541 278

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### AGENCY

Southern Gold Coast

(07) 5576 5500

- 167m<sup>2</sup>\* Light Industrial Factory
- Clear Span Warehouse Area
- High Roller Door Access
- Two (2) Exclusive Car Parks
- Centrally Located Burleigh Heads Position
- Direct Access to Major Arterial Roads
- Approx. 5 Minutes to Burleigh Beach
- Approx. 5 Minutes to M1 Motorway Access
- Suitable for a Range of Industrial Uses

This is an excellent opportunity to secure a functional industrial facility in one of the Gold Coast's most established industrial locations.

For further information or to arrange an inspection, please contact Dominic 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	1YPHXB
Property Type	Industrial/Warehouse
Building Area	167 m <sup>2</sup>
Parking	2

**Dominic Eaves 0406 541 278**  
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