



2/88 Township Drive, Burleigh Heads

Premium Warehouse & Office | Township Drive

LJ Hooker Commercial Southern Gold Coast is pleased to present this 131m² industrial warehouse and office* for lease within the established Township Drive industrial precinct in Burleigh Heads.

The property comprises approximately 115m² of ground floor warehouse* complemented by a 16m² mezzanine office*, providing a practical combination of warehouse, storage and administrative space.

The warehouse benefits from a high-clearance roller door, allowing convenient access for vehicles, equipment and deliveries. The premises also includes a dedicated office, kitchenette and private W/C, providing the essential amenities required for comfortable day-to-day business operations.

Two exclusive car parks further enhance the functionality of the property for staff and customers.

Positioned within the professional Township Drive industrial precinct and surrounded by a strong mix of successful businesses, the property provides an excellent environment for operators seeking a

FOR LEASE

\$3,000pcm + GST and Outgoings

BUILDING AREA

131sqm

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.

well-connected Burleigh Heads base.

With Mixed Use - Fringe Business zoning and direct access to the M1 Motorway, the premises is suited to a broad range of trade, service, storage and business users.

Property Highlights:

- 131m²* Total Industrial Area
- 115m²* Ground Floor Warehouse
- 16m²* Mezzanine Office
- Dedicated Office and Reception Areas
- Kitchenette & Private W/C
- High-Clearance Roller Door Access
- Two (2) Exclusive Car Parks
- Mixed Use - Fringe Business Zoning
- Professional Township Drive Industrial Precinct
- Direct M1 Motorway Access

This is an excellent opportunity to secure a functional and professional industrial premises in a highly accessible Burleigh Heads location.

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	1ZUHXB
Property Type	Industrial/Warehouse
Building Area	131 m ²
Parking	2

Dominic Eaves 0406 541 278

Senior Commercial Sales & Leasing Specialist |
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