



2 & 3/30 Hutchinson Street, Burleigh Heads

High Exposure Burleigh Heads Warehouses with Mezzanine & Solar

Positioned in a tightly held Burleigh Heads industrial pocket, these exceptionally functional warehouses offer a unique combination of high-clearance space, quality offices, and extensive mezzanine areas ideal for mechanics, manufacturers, trade users and growing industrial businesses.

With outstanding street exposure, excellent truck access and immediate connectivity to Reedy Creek Road and the M1, this is a turnkey opportunity to elevate your operation. The addition of 53 solar panels delivers meaningful power savings for energy-intensive users.

Lease separately or together

Why This Property Stands Out:

- High exposure Burleigh Heads position with signage opportunities
- Extensive mezzanine space to maximise usable area
- 53 solar panels reducing operating costs
- Functional access with roller doors, truck manoeuvrability and secure gated entry

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

\$15,833.33pcm +GST +Outgoings

BUILDING AREA

715sqm

AGENTS

Jack Young

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AGENCY

Southern Gold Coast

(07) 5576 5500

 LJ Hooker Commercial

- 13 exclusive car parks

Unit 2 - Functional Workshop

- 203m²* ground floor warehouse with office
- 175m²* mezzanine workshop with excellent ventilation & natural light
- Exclusive amenities
- Ready to occupy

Unit 3 - Warehouse + Office

- 195m²* ground floor warehouse
- 67m²* mezzanine office/apartment with kitchen, bathroom & air-conditioning
- 75m* courtyard
- Heavy-duty racking included
- Multiple exclusive bathrooms including shower

Surrounded by national and multinational businesses in one of the Gold Coast's most sought-after industrial precincts, opportunities with this level of presentation, flexibility and exposure are rarely available.

Enquire today to arrange an inspection - properties of this caliber do not last.

- Approx.

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	1XUHXB
Property Type	Industrial/Warehouse
Building Area	715 m ²
Parking	13

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