



3/17 Hutchinson Street, Burleigh Heads

Clear Span Industrial Warehouse - Versatile Empty Shell

This well presented commercial/industrial facility offers a rare opportunity for businesses seeking a high-quality, fully functional workshop or trade-ready tenancy in a tightly held area.

Comprising approximately 174.5m² of building area, the property is thoughtfully configured to support automotive, mechanical, or light industrial operations. The clear span warehouse provides excellent internal clearance, allowing for efficient vehicle movement and flexible workspace arrangement. There is a front reception area, kitchen and a bathroom.

Key features include:

- 174.5m² functional warehouse/workshop
- High clearance clear span layout
- Professional grade workshop
- Wide roller door access for vehicles and equipment
- Clean, modern presentation throughout
- Secure and practical industrial setting
- Ready to operate automotive/workshop setup

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

\$3,350 pcm + GST

BUILDING AREA

175sqm

AGENTS

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AGENCY

Southern Gold Coast

(07) 5576 5500

 **LJ Hooker Commercial**

Externally, the property offers a neat and accessible frontage with good vehicle circulation and a professional appearance, making it suitable for client facing or trade focused businesses alike.

An outstanding opportunity for service based operators seeking a facility with premium infrastructure already in place.

Contact Jemima Bennett 0415131494 or Beau Cater 0434863373

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	1YRHXB
Property Type	Industrial/Warehouse
Building Area	174.5 m2
Land Area	174 m2
Parking	2

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