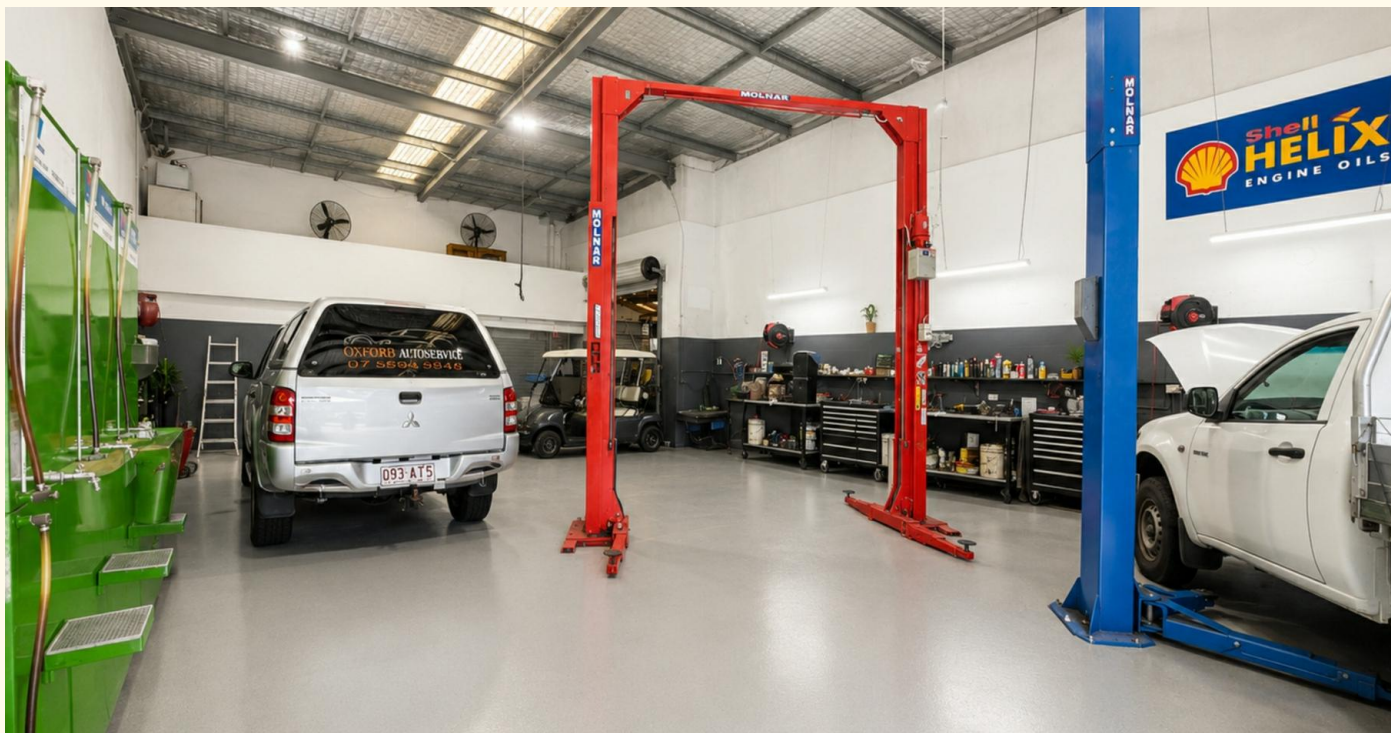


3/17 Hutchinson Street, Burleigh Heads

High-Quality Industrial Facility | Secure Gated Complex

LJ Hooker Commercial Southern Gold Coast is pleased to present this high-quality industrial facility, positioned within a secure gated industrial complex and offering an outstanding opportunity for businesses seeking a functional warehouse or workshop in a tightly held industrial precinct.

Comprising approximately 174.5m² of building area*, the property has been thoughtfully configured to accommodate a wide range of trade, service, manufacturing, storage and light industrial operations. The high-clearance, clear-span warehouse provides excellent flexibility, allowing for efficient workflow, vehicle access and adaptable workspace configurations.

Complementing the warehouse is a welcoming reception area, kitchenette and private amenities, creating a practical and professional environment for both staff and customers. The property also benefits from four (4) exclusive on-site car parks, providing convenient parking for staff, customers and work vehicles.

Currently configured as a professional workshop, the premises offers immediate functionality while remaining easily adaptable to suit a

FOR LEASE

\$3,350 pcm + GST and Outs

BUILDING AREA

175sqm

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**

variety of industrial and commercial users. To suit a variety of industrial and commercial users.

Property Features

- 174.5m²* Functional Industrial Facility
- Located Within a Secure Gated Complex
- High-Clearance Clear Span Warehouse
- Wide Roller Door Access
- Reception Area
- Private Internal Amenities (W/C)
- Four (4) Exclusive On-Site Car Parks
- Clean, Modern Presentation Throughout
- Suitable for Trade, Workshop, Service, Manufacturing or Storage Operators

Externally, the property offers an attractive frontage with excellent vehicle accessibility and a professional appearance, making it equally suited to businesses requiring customer interaction or efficient day-to-day operations.

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	1YRHXB
Property Type	Industrial/Warehouse
Building Area	174.5 m ²
Land Area	174 m ²
Parking	4

Dominic Eaves 0406 541 278

Senior Commercial Sales & Leasing Specialist |
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