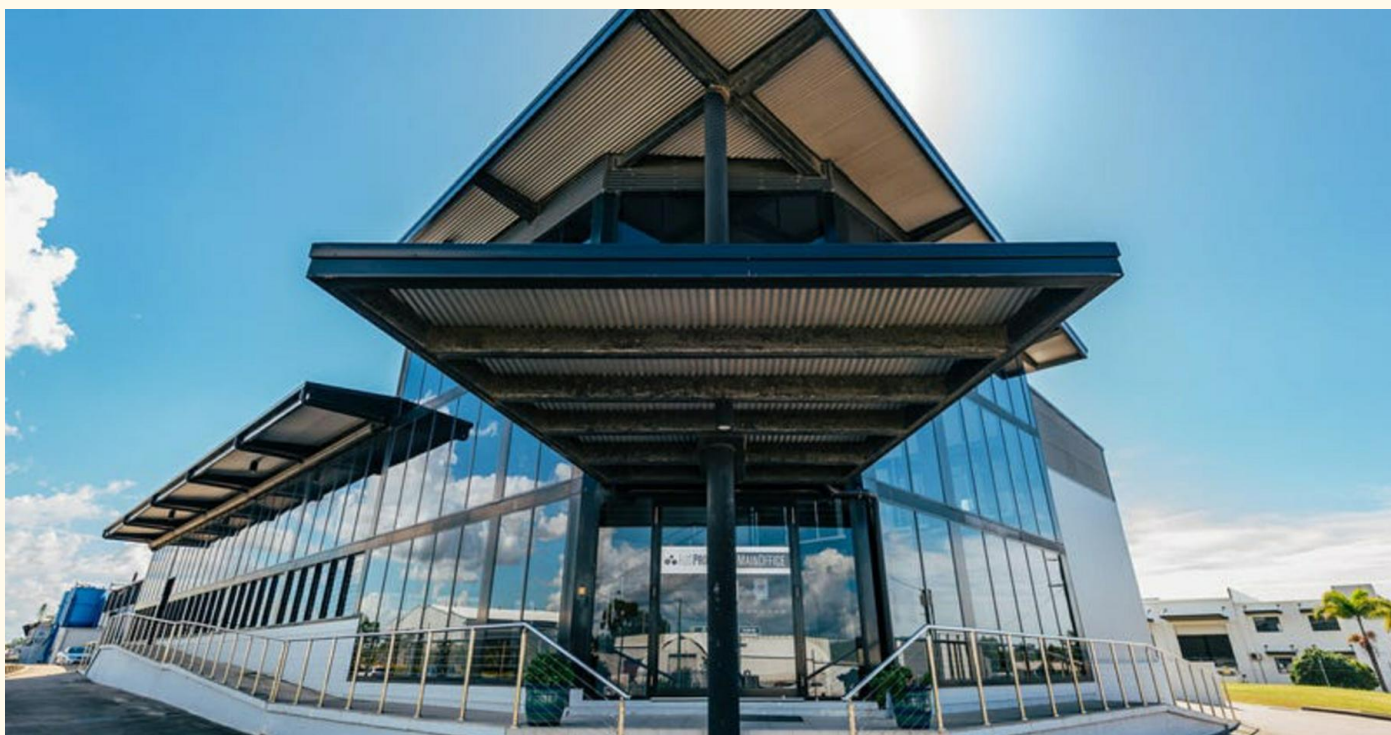


11 Roseanna Street, Clinton

High-Profile Industrial Facility with Corporate Office, Workshop & Extensive Hardstand

Positioned within Gladstone's premier industrial precinct of Callemondah, this substantial freehold property presents an outstanding opportunity for owner-occupiers, investors or expanding businesses seeking a highly functional industrial facility with a strong corporate presence.

Occupying a prominent position with excellent exposure, the property combines quality office accommodation, a versatile workshop and significant hardstand area, providing flexibility for a wide range of industrial, logistics, engineering and service-based operations.

Key Property Features

Corporate Office Accommodation - 467m²

Impressive full-glass frontage with high-volume showroom/reception area

Professional reception with built-in desk and two private offices

Open-plan office layout with seven additional offices

FOR SALE
CONTACT AGENT

BUILDING AREA
843sqm

AGENTS

Tamara Smits
0467 378 562
tsmits.gladstone@ljhooker.com.au

AGENCY

LJ Hooker Gladstone
(07) 4972 2800

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.



Dedicated server room and storage/printer room
Kitchen and staff lunchroom facilities
Male, female and disabled amenities
Additional meeting and collaboration spaces
Second level featuring two additional offices/rooms overlooking the showroom
Fully air-conditioned throughout

Workshop - 376m²

Drive-through workshop configuration
Two full-height electric roller doors positioned at either end
• conditioned workshop office
Staff lunchroom and kitchen facilities
Wash-down area with shower and amenities
Compressed air reticulation and power outlets throughout
Emergency side access door

Hardstand - 1,795m²

Additional hardstand allotment providing excellent storage, laydown or vehicle accommodation
Approximately 31 metres of road frontage
Ideal for transport, fleet, equipment or container storage requirements
Property Highlights
Total building area of approximately 843m²*
Additional 1,795m²* hardstand area
Prominent industrial location within Callemondah
Corporate presentation with strong street appeal
Functional drive-through workshop design
Suitable for owner-occupiers and investors alike

Properties of this calibre, combining executive office accommodation with workshop functionality and extensive hardstand, are rarely available within Gladstone's tightly held industrial market.

For further information or to arrange an inspection, contact Tamara Smits at LJ Hooker Gladstone

0467 378 562
tsmits.gladstone@ljhooker.com.au

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, and the information has been obtained from sources we believe to be reliable, prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Where used, digitally edited photographs are limited to the removal of personal items to protect the occupants' privacy and assist buyers in visualising the space. No permanent fixtures, property features or structural elements have been altered unless otherwise disclosed. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID	HQJ1V
Property Type	Industrial/Warehouse
	2
Building Area	843 m2
Land Area	3582 m2

Tamara Smits 0467 378 562

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