



Gatton, 3 Industrial Road

Secure Regional Industrial Investment

L J Hooker Commercial Toowoomba are pleased to present to the market 3 Industrial Road, Gatton, a regional industrial investment opportunity located in the heart of Gatton that has a history of a strong economy of Agriculture and ancillary industry.

The site is improved by 2578m² of industrial GFA on a 8,257m² showing a site coverage of 31% and fronting one of Gatton's busiest roads. The site occupied by 3 reputable industrial users, this investment offers the eventual purchaser strong investment fundamentals with substantial long-term benefits.

Key Features:

- Large 8,257m² allotment zoned Industry
- Net Passing Income of \$145,740* per annum across 3 tenants
- Long standing tenant covenants with annual CPI increases



Disclaimer: 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.

SOLD

For Sale
SOLD

Building Area
2,578sqm

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- GFA 2,578m² across 3 Sheds
- RPM Australia Pacific occupies 1,862m² of industrial warehouse which includes a small office and lunchroom, large open plan workshop with a second warehouse that is divided into a paint booth and storage space.
- Warehouse 3 is occupied by Tiger Fluids Australia in the front 550m² warehouse which is utilized as an industrial workshop and Wolff Cranes occupy the 166m² rear of the shed for storage.
- Ample onsite car parks & an abundance of hardstand & yard area
- Metal Clad Construction with 6m internal height with 3 phase power.
- Located within a busy industrial road and close proximity to Gatton's Business hub

The Lockyer Valley is located in the geographic centre of South East Queensland boasting opportunities including low set up cost, easy access to major transport routes and land affordability, making the region a perfect location for companies and businesses to establish, relocate or expand making 3 Industrial Road Gatton and ideal Industrial Investment opportunity for the astute investor!

For more information about this outstanding opportunity, please contact the exclusive marketing agents Chris Stewart or Mike Stewart of LJ Hooker Commercial Toowoomba.

*Approx

More About this Property

Property ID	104NG6F
Property Type	Industrial/Warehouse
Building Area	2578 m ²
Land Area	8257 m ²

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