



## Harristown, 529 – 543 Alderley Street

For Lease Only – Stage 1 Now Complete

LJ Hooker Commercial Toowoomba are pleased to present to the market this new to industry commercial complex in the thriving Harristown Industrial Precinct. 529-543 Alderley Street offers the eventual tenants flexible medium impact industry tenancies with direct sight lines to Anzac Avenue, which boasts 14,500+ passing cars daily. This can be attributed to Anzac Avenue having direct access to the Gore Highway providing swift transport routes to major agricultural hubs such as Millmerran and Goondiwindi.

The Harristown Industrial Precinct is home to a plethora of notable National and Local brands including Wagner's Concrete, Boral Concrete, Bunnings Warehouse, Western Truck Group, Ergon Energy, Southern Stars Air-conditioning, Sleepless City Roasters, BP, Freedom Fuels, and many other prominent brands.

### For Sale/Lease

Lease – \$160/m<sup>2</sup> + Outgoings

### Building Area

243-1,132sqm

### Contact

**Christopher Stewart**

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**Toowoomba**  
**(07) 4688 2222**

**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.

Features Include:

- Flexible tenancy sizes that range from 243.7m<sup>2</sup> to 1,131.8m<sup>2</sup>.
- Each suite is fully serviced with modern facades and pedestrian walkways.
- Ample onsite carparking with 94 shared amongst the occupiers.
- Medium impact industry zoning.
- Strategically located to prosper from passing traffic.
- Developer will tailor a package to suit multiple end users & consumers.
- Stage 1 is now complete and ready for occupation.

All available tenancies within Stage 1 have sold and are available for lease only.

For more information, please contact the exclusive marketing agents Chris Stewart of LJ Hooker Commercial Toowoomba.

## More About this Property

<b>Property ID</b>	XGGG6F
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	243-1132 m <sup>2</sup>
<b>Land Area</b>	11260 m <sup>2</sup>

**Christopher Stewart 0451 948 001**

Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

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