



6089 Cunningham Highway, Kalbar

Industrial Opportunity with Warehouse, Office & Expansive Hardstand

On behalf of our valued clients L J Hooker Commercial Toowoomba is pleased to present 6089 Cunningham Highway, Kalbar to the market for Lease.

6089 Cunningham Highway provides the eventual tenant a well located site with its own exit lane from the Cunningham Highway allowing for excellent truck access. The property features a warehouse, separate office and an abundance of external hardstand ideal for long term business operation, storage or logistic drop requirements.

The Difference:

- 600sqm warehouse*
- Separate 180sqm office with reception, offices, amenities and kitchen*
- Generous 2.25ha site allowing for multiple hardstand areas
- Unbeatable Cunningham Highway Exposure for signage and business visibility
- 3-phase power

FOR LEASE

Contact Agent

BUILDING AREA

780sqm

AGENTS

Yossi Vagg

0448 193 428

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Reilly Gall

0484 136 178

rgall@ljht.com.au

AGENCY

Toowoomba

(07) 4688 2222

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.

 **L J Hooker Commercial**

Right next door, the Scenic Rim Agricultural Industrial Precinct is a major \$300 million project set to transform the area into a key hub for agribusiness, food production and related industries. With strong backing and a focus on long-term growth, the precinct is expected to draw in established operators, new investment and a steady flow of activity to the region.

Being directly adjoining this development puts this property in a prime position to benefit from that momentum. As the precinct comes to life, occupiers here will be well placed to take advantage of increased demand, improved infrastructure and the presence of neighbouring businesses, making this an ideal base for those wanting to be part of a growing and well-connected industrial pocket.

Opportunities like this are hard to come by, offering extensive hardstand, quality warehouse and office facilities, and outstanding highway exposure-act now to secure this prime site.

For more information or to arrange an inspection please contact exclusive agents Yossi Vagg or Reilly Gall.

- Approximately

MORE DETAILS

Property ID	10PUG6F
Property Type	Industrial/Warehouse Land/Development Other
Building Area	780 m ²
Land Area	2.25 ha

Yossi Vagg 0448 193 428

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