



Lot 5 McNulty Street, Miles

## Great Investment - over 8% net yield

LJ Hooker Toowoomba and South West QLD are pleased to present Lot 5 McNulty Street to the market. This property has recently been leased to Murrays Coaches who have a strong business presence in the area. This investment asset has improvements that meet the requirements of a majority of industrial operators and is well located with easy access to the Warrego and Leichardt Highways.

- Leased to a corporate company - Murray Australia Pty Ltd
- 3 year term commenced on the 1st July 2024
- annual net income \$62,400.00 plus GST
- Town water, three phase power, phone, data & septic
- United Roadhouse, BP Service Station and the Liberty Truck Stop are all in close vicinity.
- 144m<sup>2</sup>\* of air-conditioned office space, plus an additional covered area.
- Male, Female & PWD facilities
- Igloo with two shipping containers
- Wash down bay
- 5,000 litre poly tank and fittings
- Land area of 4,772m<sup>2</sup>\* with security fencing and 2 x 7 metre industrial gates, gravel hardstand

### FOR SALE

Contact agent

### BUILDING AREA

144sqm

### AGENTS

Shane Kennett  
0407 161 513  
skennett@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.

 **LJ Hooker Commercial**

For further information contact Shane Kennett of LJ Hooker Commercial on 0407 161 513 or [skennett@ljht.com.au](mailto:skennett@ljht.com.au).

- Approx

### MORE DETAILS

Property ID	106UG6F
Property Type	Industrial/Warehouse
Building Area	144 m2
Land Area	4772 m2

#### Shane Kennett 0407 161 513

Senior Commercial Sales & Leasing Executive |  
[skennett@ljht.com.au](mailto:skennett@ljht.com.au)

#### Toowoomba (07) 4688 2222

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