



## Millmerran, 1-3 Attleigh Road

### Development Potential

1-3 Attleigh Road, Millmerran offers a large site with development potential across 2 Lots.

Current Improvement include:

- Warehouse - 175\* square meters & skillion - 175\* square meters
- Office - 50\* square meters
- Loading dock - 410\* square meters & concrete apron - 825\* square meters
- Two street frontage
- Zoned: Low-medium density residential
- Precinct: Regional Residential

The site is level and would require minimal earthworks, if any to redevelop the site. All major services are connected including sewerage.

 **LJ Hooker Commercial**

**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.

#### For Sale/Lease

For Sale \$350,000 + GST | Lease  
\$35,000 + GST

#### Building Area

400sqm

#### Contact

**Shane Kennett**

0407 161 513

skennett@ljht.com.au

**Toowoomba**

**(07) 4688 2222**

For further information please contact Shane Kennett of LJ Hooker Commercial on 0407 161 513

\*Approx.

## More About this Property

<b>Property ID</b>	91JG6F
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	400 m <sup>2</sup>
<b>Land Area</b>	3429 m <sup>2</sup>

### Shane Kennett

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### Toowoomba (07) 4688 2222

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