







### Nambour, 13 Rigby Street

## Versatile Industrial Warehouse with Hardstand —Minutes from Bruce Highway

LJ Hooker Commercial Sunshine Coast is proud to present 13 Rigby Street, Nambour-a functional industrial facility positioned just 300m\* from Coronation Avenue and under 2km\* to the Bruce Highway. This strategic location provides excellent access for logistics, trade, and service-based businesses across the Sunshine Coast and beyond.

Situated on a generous 2,559m<sup>2\*</sup> lot, the site includes:

- 400m<sup>2\*</sup> total building area (340m<sup>2\*</sup> warehouse + 60m<sup>2\*</sup> office)
- 831m<sup>2\*</sup> hardstand (648m<sup>2\*</sup> concrete)
- High clearance 4.5m roller doors
- 8 on-site car parks + 1 loading bay
- Dual kitchenette facilities
- Internal toilet + disabled-access toilet and shower
- Secure, remote access gate

# LJ Hooker Commercial

For Sale

Expressions of Interest

**Building Area** 400sqm

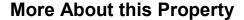
Contact Reid Capp 0419 719 580 rcapp@ljhsc.com.au

David C Smith 0412 712 680 davidcsmith@ljhsc.com.au

Sunshine Coast (07) 5409 4888

Zoned Low Impact Industry, the property suits owner-occupiers or investors seeking a reliable, central Sunshine Coast asset with strong fundamentals.

Contact exclusive agents David C Smith 0412 712 680 or Reid Capp 0419 719 580 for further information or to arrange an inspection.



Property ID	CTHZK
Property Type	Industrial/Warehouse
Building Area	400 m2
Land Area	2559 m2

### Reid Capp 0419 719 580

Commercial Sales & Leasing Associate | rcapp@ljhsc.com.au David C Smith 0412 712 680

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