



Roma, 2 Fleming Drive

Lot 2 Fleming Drive Large Industrial Yard

Introducing a remarkable industrial property for sale, boasting an extensive 40,330sqm industrial yard. This expansive site includes a 800sqm workshop shed and an additional storage shed, providing ample space for diverse business needs. The property features multiple offices, facilitating efficient business operations, while onsite worker's accommodation adds a layer of convenience.

Strategically designed for accessibility, the property offers Road Train access, ensuring seamless transportation. Essential utilities such as town water, 3 Phase power, and Internet/phone line connection are readily available. Approximately 7,000sqm of hardstand/concrete area further enhances the property's functionality.

A 6ft security fence encompasses three sides of the property with the front fence being lower set. Infrastructure is well-maintained with bitumen access, simplifying transportation logistics. Situated in an industrial developing area, this property presents a prime

For Sale
Please Call

Building Area
1,721sqm

Contact
Andrew Busiko
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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.

LJ Hooker Roma
(07) 4622 1222

opportunity for growth and expansion.

- > Large 40,330sqm industrial yard
- > 800sqm workshop shed
- > Storage shed
- > Multiple offices
- > Onsite worker's accommodation
- > Road Train access
- > Town water
- > 3 Phase power
- > Internet and phone line connection
- > Approximately 7,000sqm hardstand/concrete area
- > 6ft security fencing on 3 sides - front fence being lower set
- > Bitumen access
- > Located in an industrial developing area

To delve deeper into the potential of this industrial gem, or to arrange a personal inspection, contact Andrew Busiko at LJ Hooker Roma on 0427 622 783. Don't miss the chance to make this versatile industrial property the cornerstone of your business success.

More About this Property

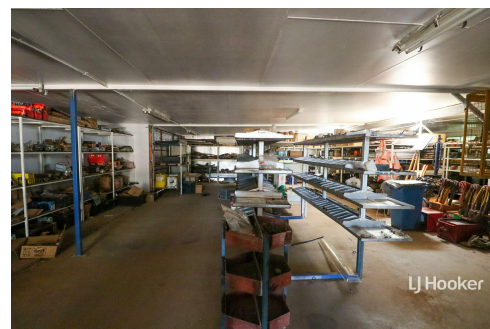
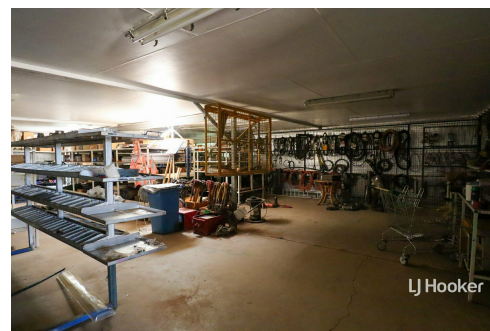
Property ID	BK0HG2
Property Type	Industrial/Warehouse
Building Area	1721 m2
Land Area	40330 m2

Andrew Busiko 0427 622 783

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