



Roma, 9 Billy Bob Way

Industrial Investment - Roma

The Property being offered for sale is a modern industrial facility that was constructed some 10 years ago and has been leased to Enerflex Energy Services Pty Ltd since its completion.

The Facility has a site area of 8,200 square metres and a building area of 1,000 square metres *approx.

The yard is security fenced and has hardstand to the total area. The building was designed to meet Enerflex's requirements and provides a high level of amenity.

Investment details:

- Lessee: Energex Energy Services
- CPI Annual review
- 100% of outgoings recoverable

For Sale

Offer to Purchase

Building Area

1,000sqm

Contact

Shane Kennett

0407 161 513

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Toowoomba
(07) 4688 2222

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.

- Nett income (approx) \$270,000.00 plus GST per annum
- Current lease term expires 31 July 2025

The location is in a relatively new industrial subdivision on the eastern entrance to Roma. It has town water, sewer, underground power, storm water, pavement to meet Type 2 road train standards, fire fighting water facility and the roads are sealed, kerbed and channelled. The property has been flood free.

It is in a prominent position at the juncture of Billy Bob Way and Roma Downs Road and is visible to the Warrego Highway.

There are a number of major companies established in this industrial precinct, namely:

- Corbetts Transport
- Ezyquip Hire
- United Petroleum Truck Stop and a Caltex unmanned fuel site
- Peral Energy (Mobil) Travel Centre and Pacific Petroleum unmanned fuel site
- Fraser's Livestock Transport
- Cattle Sales Yards
- Black Truck Sales and Services
- Halliburton
- Weatherfords

For more information please contact Shane Kennett on 0407 161 513 or skennett@ljht.com.au
 *approx.

More About this Property

Property ID	1087G6F
Property Type	Industrial/Warehouse
Building Area	1000 m2
Land Area	8200 m2

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