







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

LJ Hooker Commercial

For Sale
Offer to Purchase

Building Area 1,000sqm

Contact Shane Kennett 0407 161 513 skennett@ljht.com.au

Toowoomba (07) 4688 2222

- 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.

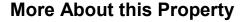
It is in a prominent position at the juncture of Billy Bob Way and Roma Downs Road and is visible to the Warrego Highway.

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.



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

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