



Lot 14 Curly Court, Torrington

## Industrial Investment - Two Sheds Left

It is anticipated that each warehouse will achieve a net annual rent of \$62,000.00 per annum plus GST which would represent a total nett income of \$372,000.00. The property is to be Strata Titled - six Titles each will have a land area of 1,000 square metres approximately.

### Improvements:

Six metal warehouses comprising:

- Clean span construction
- 2 roller doors at front and one on side wall
- Shower & PWD
- Kitchenette
- Three phase power separately metered
- All services including sewer and town water
- Total yard area concreted
- Security fenced & electronic gates
- Road train access

For more information, contact Shane Kennett on 0407 161 513 or Yossi Vagg on 0448 193 428 of LJ Hooker Commercial.

### FOR SALE

Contact Agent

### BUILDING AREA

400sqm

### AGENTS

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

Yossi Vagg  
0448 193 428  
yvagg@ljht.com.au

### AGENCY

Toowoomba  
(07) 4688 2222

## MORE DETAILS

Property ID 1098G6F  
Property Type Industrial/Warehouse  
Building Area 400 m<sup>2</sup>  
Land Area 1.4 ha

**Shane Kennett 0407 161 513**

Senior Commercial Sales & Leasing Executive |  
skennett@ljht.com.au

**Yossi Vagg 0448 193 428**

Commercial Sales and Leasing Executive | yvagg@ljht.com.au

**Toowoomba (07) 4688 2222**

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350  
toowoomba.ljhcommercial.com.au | toowoomba@ljhtc.com.au

