



13-15 Project Street, Warwick

High-Clearance Industrial Facility with Crane, Offices & Extensive Hardstand

LJ Hooker Toowoomba is pleased to present to the market this outstanding opportunity strategically positioned within Warwick's established industrial precinct, 13—15 Project Street offers a prime freehold opportunity on a substantial 4,336 sqm* allotment. This well-appointed site is ideally suited to a range of industrial operations seeking functionality, accessibility, and expansion potential.

The property features a 589 sqm* high-clearance, clear span warehouse with attached offices, staffroom, amenities block and is equipped with an overhead crane, enhancing operational efficiency and manufacturing processes.

Externally, the property boasts a concrete-sealed driveway with a combination of concrete and gravel hardstand areas, with ample on-site paved parking, storage, and vehicle manoeuvrability.

Key Features:

- 4,336 sqm* 'Industry' zoned allotment
- 589 sqm* of existing lettable area with room to increase

FOR SALE

Offers Over \$900,000

BUILDING AREA

589sqm

AGENTS

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AGENCY

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 LJ Hooker Commercial

- Close proximity to the New England and Cunningham Highways
- High-clearance clear span warehouse with overhead crane
- B Double Access off Project Street with forklift access throughout the site
- Attached office, staffroom and amenities
- Concrete-sealed driveway and hardstand areas (concrete & gravel)
- The property does not have a Certificate of Classification

This is a rare opportunity to acquire a versatile industrial property with quality improvements and extensive external functionality. Perfect for owner-occupiers or investors seeking a foothold in Warwick's growing industrial sector.

For more information, please contact exclusive listing and marketing agent Yossi Vagg & Chris Stewart.

MORE DETAILS

Property ID	10FVG6F
Property Type	Industrial/Warehouse
Building Area	589 m ²
Land Area	4336 m ²
Parking	17

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