



Wilsonton, 446-454 Boundary Street

High Exposure Warehouse

LJ Hooker Toowoomba is pleased to present to the market for sale or for lease, Proposed Lot 2, 446-454 Boundary Street. This site is conveniently located on the connecting road to the Second Range Crossing and close to the Warrego Highway. The property is well-suited to support various industrial operations.

Building 2 (Southern):

Total build area: 2,710 sqm*

104 sqm* office space - airconditioned

1,048 sqm* low bay warehouse

682 sqm* high bay warehouse equipped with a 3.2 tonne gantry crane

876 sqm* rear covered loading area with concrete floor

Site Features:

- B-Double access

For Sale/Lease

Offer to Purchase/ Offer to Lease

Building Area

2,710sqm

Contact

Shane Kennett

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 **LJ Hooker Commercial**

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.

- 'Medium Impact' Industry
- 3 phase power
- Security fenced
- Elevated above road level
- Configuration and dimensions will cater for a wide range of uses
- Excellent connection to the Toowoomba Bypass

For more information contact Shane Kennett of LJ Hooker Commercial Toowoomba.

More About this Property

Property ID	ZU1G6F
Property Type	Industrial/Warehouse
Building Area	2710 m2
Land Area	4957 m2

Shane Kennett 0407 161 513

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