103 Hospital Rd, Emerald, QLD 4720

Warehouse

$130,000 per annum

LJ Hooker Emerald

PRIME INDUSTRIAL SPACE FOR LEASE IN EMERALD!

This well positioned commercial property presents an excellent opportunity for businesses seeking functional industrial space with office accommodation and strong accessibility.

Situated on the western side of Hospital Road, approximately two kilometers north of the Emerald CBD, the property occupies a substantial 4,030m² freehold allotment within the Town Zone - Light Industrial Precinct.

The site is triangular in shape with a near level contour, offering efficient access and usable yard space. The improvements include Shed 2, which provides a total net lettable area of approximately 810m², complemented by a 40m² front awning.

Internally, the building comprises:

219m² of offices and amenities

391m² warehouse/workshop area

200m² mezzanine floor, ideal for storage or additional operational space

All essential services and utilities are connected to the property.

Asking Rent: $10,833 per month plus GST (outgoings included)
Annual rent review applies

Enquire today to explore how this functional industrial property can meet your operational needs.

Disclaimer we have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this advertisement

Open for Inspection

By Appointment.

Listed By
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Listing Number: 3515842

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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