

197 Currey St, Roma, QLD 4455

\$350 + GST Per Week

Warehouse



Industrial Block & Shed for Lease - Flexible Hardstand Oppor

Positioned just a few hundred metres from the Warrego Highway, this well-located industrial property offers excellent accessibility, functionality and room for future expansion.

Featuring an approximately 85sqm shed complete with concrete floor, power, water, toilet and shower, the property is well suited to a variety of industrial, storage or trade-based uses.

Set on an approximately 810sqm mainly hardstand yard, there is ample space for equipment, vehicles or operational storage. Additional yard area is available, subject to owner approval and negotiated pricing, allowing flexibility for businesses looking to grow.

Property Features:

- > Approx. 85sqm shed
- > Concrete floor
- > Power connected
- > Water connected
- > Toilet & shower amenities
- > Approx. 810sqm mainly hardstand yard
- > Convenient location only a few hundred metres from the Warrego Highway
- > Opportunity to secure additional yard space (subject to approval)
- > Tenant flexibility with various lease timeframes considered
- > Expansion opportunities available

Please Note: Any additional hardstand improvements or fencing required will be at the tenant's expense.

Lease Details:

- > \$350 per week + GST + percentage of outgoings
- > Annual rent reviews: CPI or 4% (whichever is greater)

Offering a practical setup, excellent access and future growth potential, this property presents an ideal opportunity for businesses seeking an affordable industrial

Listed By

The Office
Phone: (07) 4622 1222

Open for Inspection

By Appointment.

