

**29/243 Sherbrooke Rd, Willawong, QLD 4110**

**\$4,073 mth**

Warehouse



## Prime 195sqm Industrial Unit in Growing Commercial Precinct

LJ Hooker St Lucia proudly presents 29/243 Sherbrooke Rd, Willawong — an exceptional opportunity to secure a modern industrial unit in a rapidly expanding industrial hub.

**Open for Inspection**

By Appointment.

\$940 Plus Gst & Outgoings Per Week

### Property Highlights:

- 195sqm\* brand-new industrial warehouse
- Equipped with 3-phase power supply for high-demand applications
- Zoned General Industry A, suitable for various industrial uses
- Electric container-height roller door for easy loading and unloading
- Drive-around truck access with dual entry and exit points for smooth vehicle movement
- Internal amenities include a kitchenette, toilet, shower connections, and mezzanine area
- Secured gated complex providing enhanced safety and peace of mind

### Location Advantages:

In the heart of Willawong, one of Brisbane's fastest-growing industrial districts  
Excellent connectivity to major transport routes, including Ipswich Motorway, Logan Motorway, and Beaudesert Road  
Just approximately 25 minutes\* to Brisbane CBD and 35 minutes\* to the Port of Brisbane  
Situated within a modern, secure estate offering easy truck access and ample on-site parking  
Conveniently close to surrounding suburbs such as Acacia Ridge, Archerfield, and Parkinson

This is a fantastic opportunity to lease a new, high-quality industrial unit in a strategic location. Contact TJ today on 04688244... to arrange an inspection!

### Listed By

Eddie Singh

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Mobile: 0450 534 643

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