

318-320 Anzac Ave, Harristown, QLD 4350

\$205,000 p/a + gst + outgoings

Warehouse



Exceptional High Exposure Facility within Industrial Growth

This high-quality industrial asset is prominently located on Anzac Avenue—Toowoomba's key industrial artery—among esteemed neighbours such as Bunnings, Western Truck Group, and Norco Rural. It's situated in a robust, fast-growing southern industrial precinct, increasingly attracting national enterprises and benefiting from significant infrastructure and economic investment.

Open for Inspection

By Appointment.

- 4,048 sqm. block, fully concreted and secure, featuring electric entry and exit gates
- 508 sqm. front warehouse with four roller doors
- 470 sqm. rear warehouse with five roller doors
- 209 sqm. Office with reception, boardroom, multiple offices and amenities
- 1,187 sqm. total building area approx
- Over 20 customer car parks plus ample staff parking-
- 25 kW solar system
- Outstanding visibility with extensive signage opportunities on both the building façade and pylon
- Advanced motion-sensor security system with back-to-base monitoring and CCTV
- Comprehensive network infrastructure throughout
- Medium Impact Industry zoning - supports a wide range of operations with flexibility for 24/7 use

This is a standout opportunity for businesses seeking a highly visible and well-equipped industrial premise in a region experiencing strong growth. The property's location within Toowoomba's southern industrial corridor offers excellent logistic connectivity via Anzac Avenue and nearby major transport routes such as the Gore Highway and Toowoomba Bypass.

To arrange an inspection of the property please contact Alice Ridgway on 0488 085 880.

Listed By

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