

**446-454 Boundary St, Wilsonton, QLD 4350**

Commercial Shop



**Impressive Industrial Facility with Warehousing, Showroom an**

Spanning across 5,900 sqm. in total site area and featuring an impressive street frontage 50m along Boundary Street, this extensive industrial facility offers direct access to the Toowoomba Second Range Crossing. Moreover, its strategic location places it just 5km away from the CBD.

**Open for Inspection**

By Appointment.

- 2710 sqm. Total Floor Area
- 682 sqm. high bay warehouse with 3.2 Tonne crane
- 104 sqm. offices
- 1,048 sqm. low bay warehouse
- 876 sqm. rear covered loading area

**Features:**

- B-Double capable site
- 2 x crossovers and 50m frontage (approx.)
- Three-phase power & air lines/compressors
- Ample car parking & hardstand provision
- 'Medium Impact' Industry Zoning
- Central location on connection Road to Second Range Crossing

Total Site Area: 5,900 sqm.

Total Building Area: 2,710 sqm.

Flexibility: Option to Lease or Purchase

To arrange an inspection or learn more, contact Alice Ridgway on 0488 085 880.

**Listed By**

Jacob Carlile

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