

Lot 13 Nass Rd, Charlton, QLD 4350

Expressions of Interest

Warehouse



Industrial Land - Exceptional Opportunity To Acquire 13.78 H

Are you in searching for an exceptional opportunity to acquire land in Toowoomba's new industrial precinct located in Charlton.

Open for Inspection

By Appointment.

This impressive property spans across 13.78 hectares of freehold land, being located in the General Industry zoning, providing you with the versatility to explore various industrial applications.

Accessibility: Featuring 3-street accesses, with two currently awaiting development, as well as access suitable for road trains and a triple access configuration.

Pre-Approved Development: Save months, if not years, off the approval process. This land comes with development approval in place for the construction of four large sheds, thoughtfully configured to accommodate six separate tenancies. This pre-approved plan streamlines the process for those looking to establish or expand their industrial operations, saving you valuable time and effort.

The property's functionality is enhanced by the recent installation of a high-pressure water reduction valve at its Northwestern corner, ensuring access to a high-pressure water resource to meet your industrial requirements. Additionally, the presence of the AGL & APT High-Pressure gas pipeline running alongside the northern boundary, coupled with the convenient location of sewer connections at the property's front.

Strategic Location: Situated just 22-minutes (13.7km) away from Toowoomba City, this property enjoys the convenience of close proximity to a major urban center. Additionally, the AATLIS Industrial Precinct is only a 5-minute (4.2km) drive, providing easy access to industrial services and suppliers. Notably, the property is just a short 13-minute (13.6km) drive from Wellcamp Airport, offering excellent connectivity for businesses with logistical needs.

With easy truck access to the Toowoomba Bypass, this property is perfectly positioned for efficient transportation and distribution operations. The nearby BP Truck Stop/Travel centre further enhances its accessibility and convenience for trucking and logistics companies.

This block is part of the Toowoomba Enterprise Hub, which includes industrial and logistical hubs such as InterLinkSQ, Witmack Industry Park, and Brisbane West Wellcamp Airport. This strategic location within the hub provides businesses with opportunities for growth, collaboration, and connectivity.

Don't miss your chance to secure a prosperous future in Toowoomba's developing industrial sector.

Listed By

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