

**Lot 20 Robson-Hursley Rd, Torrington, QLD 4350**

**\$140,000 Per Annum + GST +  
Outgoings**

Commercial Shop



**Brand New 493m2 Shed with Offices & Hardstand**

Positioned in Toowoomba's highly sought-after Torrington industrial precinct, this versatile property boasts outstanding access to major transport infrastructure, including the Warrego Highway and Toowoomba Second Range Crossing via Carrington Road. Strategically located just 6.7km from the Toowoomba CBD, the site provides seamless connectivity to the wider Darling Downs and interstate freight networks.

**Open for Inspection**

By Appointment.

The brand-new industrial facility is constructed with durable tilt-slab panels and is positioned on a generous 3,015.97 sqm. site. The improvements comprise a 493 sqm. building, including a high-clearance warehouse with mezzanine level and reception area, two offices, and comprehensive staff amenities.

The property is well-appointed with bathroom facilities including a shower, kitchenette, staff room and laundry, providing excellent functionality for a wide range of industrial users. Two high-bay roller doors allow for efficient vehicle and goods movement, complemented by an on-site truck wash bay.

Extensive hardstand areas further enhance the site's usability, featuring approximately 1,049 sqm. of concrete hardstand and an additional 1,205 sqm. of gravel hardstand, ideal for truck parking, heavy vehicle access or outdoor storage. The property also benefits from 14 onsite car parks.

Fully fenced and secure, this outstanding facility presents a high-quality opportunity for owner-occupiers or tenants seeking a modern, well-located industrial asset within Toowoomba's premier industrial precinct.

Features include:

- Site Area: 3,015.97 sqm.
- Total Floor Area: 493 sqm.
- Gravelled Hardstand: 1,025 sqm.
- Mezzanine of 65 sqm.
- Brand new tilt slab construction
- Includes reception, offices and staff amenities
- Truck Wash Bay
- 14 onsite carparks
- Medium Impact zoning

**Listed By**

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