

Shed 13/489-491 South St, Harristown, QLD 4350

**\$40,000 Per Annum + GST +
Outgoings**

Commercial Shop



210 m2 of Prime Industrial Unit in Southgate Complex - Your

Welcome to the epitome of modern industrial excellence at Southgate Complex, nestled in the heart of the southern industrial corridor.

This compact industrial unit is your key to a thriving business in a highly sought-after location just minutes from the Toowoomba CBD. Located only a short distance from Bunnings, Norco, Savannah Energy, Boral Concrete and a many other large scale operations. Southgate Complex is a fantastic location currently housing a variety of businesses from trades, technology and services.

Features include:

- Total Ground Floor Area of 160m2, thoughtfully designed to accommodate your office and showroom needs.
- Mezzanine space an additional 50m2 featuring offices and ample storage, providing flexibility for your business operations.
- A high bay warehouse awaits, complete with 2 x 4.3m high roller door, ensuring seamless logistics for your goods and services.
- Air-conditioned offices with stunning floor-to-ceiling glass provide a bright and inspiring workspace, creating a conducive environment for productivity.
- Newly refurbished kitchenette, perfect for providing a comfortable space for breaks and catering to your team's culinary needs.
- Multifunctional staff room, which doubles as a boardroom, providing versatility to your workspace.
- Onsite amenities
- 'Low Impact Industry,' zoning
- Exclusive Car Parking

To arrange an inspection or learn more, contact Alice Ridgway on 0746 378 633.

Open for Inspection

By Appointment.

Listed By

Jacob Carlile
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