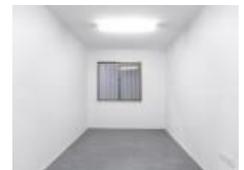


Shed 5/98 Buckland St, Harristown, QLD 4350

Leased - \$47,000

Commercial Shop



349m2 Industrial Shed in Medium Impact Zone

This property is ideally zoned for Medium Impact Industry, making it a perfect fit for fabrication or warehousing businesses. It includes a 50sqm air-conditioned office space.

The 349m2 warehouse is equipped with an electric high roller door and 3-phase power, providing easy access and versatility for various operations. A mezzanine level offers additional storage or workspace options. There are onsite carparks available with a small outdoor hardstand area.

The complex is fully fenced for added security and includes dedicated car parking spaces. The tenancy also includes a toilet and kitchenette/lunchroom.

Features:

- 349m2 Warehouse
- 50sqm mezzanine office space with aircon
- Medium Impact Industry
- High Bay electric roller door
- Car parking onsite
- 3 Phase power
- Fully fenced complex
- Kitchenette/Lunchroom & Amenities
- Located in popular industrial precinct on the southern side of Toowoomba

Lease Break situation, lease will be assigned to new tenant. Current tenant is offering \$5,000 rent incentive as shown on advertised price. Current Lease expires on 31.03.2028.

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

Open for Inspection

By Appointment.

Listed By

Jacob Carlile
Phone: (07) 4637 8633

