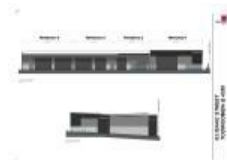


**Tenancy 3/208 North St, North Toowoomba, QLD 4350**

**\$131,520 Per Annum + GST +  
Outgoings**

Commercial Shop



**822 sqm. New Industrial Warehouse Close to City - High Traff**

Currently under construction and due to be finished in Q4 2025!

Ready to start leasing now.

Tenancy 3 features include;

- 822 sqm. brand-new, combined tilt slab/metal clad warehouse
- Low-impact industry zoning
- High-clearance roller doors plus separate glass sliding personal access doors
- Internal kitchenette and staff lunchroom
- Male, female, and accessible (disabled) amenities
- 28 shared on-site car parks
- Ample space for truck access
- Excellent signage potential with high exposure to busy North Street

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

**Open for Inspection**

By Appointment.

**Listed By**

Jacob Carlile  
Phone: (07) 4637 8633

