

**105 McDougall St, Wilsonton, QLD 4350**

**Sold - \$1,225,000**

Office Suite



## 2500m2 Wilsonton Industrial Site with Unrivalled Exposure!!

Hot Property are excited to announce to the market one of the most prominent Industrial sites, in the Wilsonton Industrial Corridor!

**Open for Inspection**

By Appointment.

Located on the corner of Bridge Street (Warrego Highway) and McDougall Street. This site is perfectly positioned on the western gateway to Toowoomba, with close proximity to the Second Range Crossing. This fully fenced site provides high visibility exposure suited to a variety of businesses with workshop, office, and yard space. As a separate structure to the shed, the 200m2 office building has ducted air conditioning with a back to base security system is comprised of a large showroom area, reception, five private offices, storeroom, male and female amenities and new staff kitchen.

Feature include:

- 200m2\* Office / Showroom building with reception area, open plan /showroom, offices, storerooms and staff room.
- Ducted air-condition and freshly painted throughout.
- Male and female amenities as well as a shower.
- 300m2\* Warehouse with 3 x high bay roller doors and LED Lighting
- 3 phase power and new air compressor and airlines
- Separate toilet within workshop.
- Dual Access off McDougal Street
- Ample onsite parking and bitumen hardstand
- Fully fenced and secure site with back to base security system
- NBN & Fibre To The Premises (FTTP).
- Solar power = low power bills!
- Fantastic signage opportunities to McDougall & Bridge Street.
- Zoned low impact industry.
- Currently leased to Austral Ag Toowoomba.

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

### Listed By

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