

446-454 Boundary St, Wilsonton, QLD 4350

**Options From \$180,000 GST +
Outgoings**

Commercial Shop



Impressive Industrial Facility with Warehousing, Showroom and

Spanning across 9,000 m2 in total site area and featuring an impressive street frontage exceeding 100m along Boundary Street, this extensive industrial facility offers direct access to the Toowoomba Second Range Crossing. Moreover, its strategic location places it just 5km away from the CBD.

Open for Inspection

By Appointment.

Northern Building (2,158sqm):

- 85sqm Display Area
- 278sqm Offices/Amenities
- 1,311sqm Over 2 Warehouses
- 484sqm Awning

Southern Building (2,710sqm):

- 104sqm Offices
- 1,048sqm Low Bay Warehouse
- 682sqm High Bay Warehouse with 3.2 Tonne Crane
- 876sqm Rear Covered Loading Area.

Shared Features:

- B-Double Capable Site
- 3 Crossovers and 100m* Frontage
- 'Medium Impact' Industry Zoning
- Three-Phase Power & Air Lines/Compressors
- 40 Car Parks & Hardstand Provision
- Central Location on Connection Road to Second Range Crossing
- Option to Split Site (Negotiable)

Total Site Area: 9,000m2

Total Building Area: 4730m2

Flexibility: Option to Lease or Purchase the Full Site or One of the Two Sides

Listed By

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