



## Lot 37 Coyne Street, JULIA CREEK, QLD 4823

Prime Industrial Investment Opportunity North West Qld

# Expressions of Interest #

Lot 37 Coyne Street, Julia Creek QLD

Positioned on the main road into Julia Creek, this established industrial property presents an outstanding opportunity to secure a substantial industrial holding with excellent exposure, road train access and a large 8,340 m<sup>2</sup> site.

Currently occupied by an established local business, the property is ideally suited to investors seeking a regional industrial asset with income or owner-occupiers looking to secure a strategic industrial property.

### ### Property Features

- \* Prime main road frontage with outstanding exposure.
- \* 8,340m<sup>2</sup> industrial site.

**TYPE:** For Sale

**INTERNET ID:** 300P194800

**SALE DETAILS**

**Expressions Of Interest**

**CONTACT DETAILS**

**Brenda Thompson**  
0447 072 899

- \* 320m<sup>2</sup> of improvements comprising:
- \* 240m<sup>2</sup> Workshop
- \* 80 m<sup>2</sup> Storage Shed
- \* Generous Office space and mezzanine storage.
- \* Large workshop with separate storage shed.
- \* Road train access and generous hardstand.
- \* Currently occupied by an established local business.

Proposed new lease terms, rental details and current outgoings are available to genuine purchasers upon enquiry.

Julia Creek is a key service centre for North West Queensland, supporting the grazing, transport and resources sectors. The property is well positioned to benefit from ongoing regional investment, including the proposed Copper String transmission project and planned critical minerals developments across the region.

Established Industrial assets of this size and prominence are tightly held. This is an opportunity to secure a quality freehold property with excellent exposure in one of North West Queensland's key regional centres.

**\*\*Expressions of Interest Invited\*\* Building And Land Only**

For further information or to arrange an inspection, contact:

Brenda Thompson

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- Land Area 8,340.00 square metres
- Commercial Type:
- Building Area: 320.00 square metres

