



53622 Burnett Highway, BOULDERCOMBE, QLD 4702

MEDIUM IMPACT INDUSTRIAL FACILITY

Now available for lease is a well-equipped and recently refurbished industrial facility ideally located just five (5) minutes from the Rockhampton round-a-bout and Gracemere CBD. Positioned on approximately three (3) acres of Medium Impact Industry zoned land, this site presents a rare leasing opportunity for transport, logistics, or industrial operators seeking scale, access, and infrastructure.

Key Features:

- Three (3) acres of Medium Impact Industry zoned land
- 1,500 sqm* of sheds and covered workspaces
- 150 sqm* of air-conditioned office space

TYPE: For Lease

INTERNET ID: SU113734

CONTACT DETAILS

**Elders Commercial
Rockhampton**

Level 2/102 Bolsover St
Rockhampton City, QLD
07 4921 2347

Jonathon Offord
0488 270 174

- Existing weighbridge infrastructure*
- Infrastructure in place for an unmanned fuel station*
- 2 x large water tanks plus a dam for additional onsite water supply
- Expansive new concrete hardstand area ideal for heavy vehicle access and storage as well as new compact road base to the remainder of the yard.

This is a unique chance to lease a versatile and strategically positioned industrial site with existing infrastructure in place to support high-functioning operations.

*Please note that this is the front portion of the property only. The rear area is leased to another tenant.

Contact the exclusive leasing agents today to arrange your inspection and secure this prime industrial tenancy.

*Approximate.

- Land Area 1.2 hectares
- Commercial Type:
- Building Area: 1,650.00 square metre



