



93 Foster Street, GRACEMERE, QLD 4702

PRIME INDUSTRIAL FACILITY WITH CARETAKER'S RESIDENCE

Secure this fully fenced Medium Impact Industrial site positioned on a generous 8,094 sqm (approx. 2 acres) block in the heart of Gracemere's industrial precinct. Offering excellent functionality and connectivity potential, this property is ideal for transport,

TYPE: For Sale

INTERNET ID: SU115346

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

logistics, or heavy vehicle operations.

Key Features:

- Medium Impact Industrial zoning
- Caretaker's residence on-site (3 bedroom)
- Drive-around access potential for efficient vehicle movement
- Approved Road Train Type 1 Network
- Accommodates B-double configurations up to 23m and 25/26m
- Separate shed for storage or dispatch
- 3 concrete water tanks
- Excellent access to the Capricorn Highway via Gracemere Overpass

This is a rare opportunity to secure a versatile industrial facility with heavy vehicle access in a strategic location.

- Land Area 8,094.00 square metres
- Commercial Type:
- Building Area: 270.00 square metres

CONTACT DETAILS

**Elders Commercial
Rockhampton**

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

Jonathon Offord

0488 270 174



