



## 757 Capricorn Highway, GRACEMERE, QLD 4702

### Industrial Land with DA

Elders Commercial is pleased to offer this large-scale industrial offering with development approval to the market via private treaty.

The offering consists of 2.7Ha of industrial land, multiple sheds, awnings, a residence and a substantial amount of balance land.

**TYPE:** For Sale

**INTERNET ID:** SU115485

### CONTACT DETAILS

**Elders Commercial  
Rockhampton**

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.

Positioned directly across from Central Queensland Livestock Exchange (CQLX) and offering direct frontage to Capricorn Highway for approximately 240 metres, the asset offers flexibility for the incoming purchaser thanks to its established warehouses and its current Development Approval for a Truck Stop.

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

**Adam Kelly**  
0435 812 996

- 2.70Ha of freehold land (approx.)
- 2,652 sqm of under roof area (sheds and 1 residence) (approx.)
- Current DA for a Truck Stop
- Excellent exposure to Capricorn Highway (circa 18,000 vehicles per day pass)
- Side access off Capricorn Highway via Langley Road
- Directly across from Central Queensland Livestock Exchange (thousands of head of cattle are sold here weekly)
- CQLX hosts massive events like Beef Australia, which attracted close to 120,000 attendees over its week-long event in 2024
- Multiple existing sheds which provide instant cashflow to the incoming purchaser
- 240 metres of frontage to Capricorn Highway (approx.)

For further information please enquire to Adam Kelly or Pat O'Driscoll

- Land Area 2.7 hectares
- Commercial Type:
- Building Area: 2,652.00 square metres

