



33 Charles Street, BERSERKER, QLD 4701

CORNER POSITIONED INDUSTRIAL OPPORTUNITY JUST OFF MUSGRAVE STREET

Shed Two at 33 Charles Street, Berserker is offered for sale within a strata-titled complex comprising two concrete tilt-up industrial sheds. Positioned in a prominent corner location, the property benefits from strong exposure and convenient access just off the busy Musgrave Street corridor.

The shed comprises approximately 217 sqm (approx. 18m x 12m) of functional

TYPE: For Sale

INTERNET ID: SU116043

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.

industrial space and is well suited to a range of uses including storage, trade, light industrial or owner-occupier operations. Key features include a high-clearance roller door, three-phase power, and a private internal toilet.

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

Jonathon Offord
0488 270 174

The property currently accommodates a purpose-built cold room (approximately 4m x 6m), providing immediate utility for food-related, medical, or temperature-sensitive operations, with flexibility for alternative uses if required.

Ideally located with easy access to Rockhampton CBD, as well as North and South Rockhampton, this asset represents a rare opportunity to secure quality industrial space in a tightly held location.

Key Features:

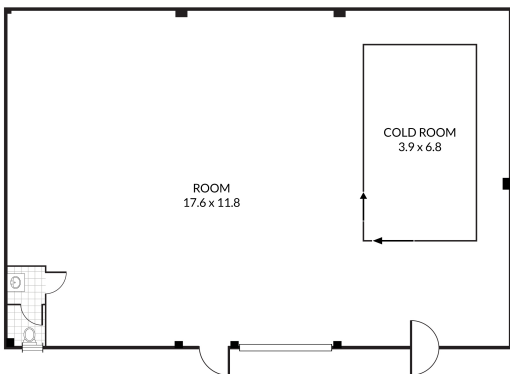
- Strata-titled Shed Two in a complex of two
- 217 sqm concrete tilt-up warehouse (approx. 18m x 12m)
- Corner position offering good exposure
- High-clearance roller door
- Three-phase power
- Currently fitted with a cold room (approx. 4m x 6m)
- Private internal toilet
- Conveniently located just off Musgrave Street
- Easy access to Rockhampton CBD, North & South Rockhampton

For a copy of the Information Memorandum or to arrange an inspection, contact Jonathon Offord

- Commercial Type:
- Building Area: 217.00 square metres



1/33 Charles Street, **Berserker**



Elders Commercial NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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