

# For Sale Or Lease

## Fantastic investment opportunity



**BLOCK SIZE : 6000 sqm**

**SHED SIZE : 720 sqm**

**FEATURES :** Heaps of room. Positioned on busy Industrial Road Gatton, this industrial shed complex has huge future development potential.

The existing shed is 720 sq m, and is divided into 3 equal sized units of 240 sq m each - the 3 can generate over \$60,000 per annum. All three bays are ready to lease out or move your business into. There's plenty of hard area for loading/unloading with forklifts etc.

An additional proposed 1620 sq m shed had DA Approval (lapsed). Completed complex as proposed with additional shed would be capable of generating approx. \$200,000 annually.

This industrial complex is conveniently located in a busy industrial area in Gatton (10 minutes to proposed new Gatton airport) with easy access to the Warrego Highway - only 1 hour to Brisbane, 30 minutes to Toowoomba (and easy access to the newly completed Toowoomba/Wellcamp airport for flights to Sydney, Melbourne etc and international freight flights).







Each unit is fully serviced with toilet, shower, hot water and kitchenette. Units 1 and 3 also have considerable office space with plenty of power/data/phone points. The majority of the block is hard-standing gravel (even the grassed areas).

Access to each unit is through it's own approx 5m high roller door and p.a. door. Unit 3 has roller doors on both sides giving it **drive through access**. 3 phase power in every unit. Units could be opened up to make a bigger area or leased individually. Semi-trailers can drive right around the shed.

Rare chance to purchase an established industrial complex in Gatton with so much land size and potential. Great opportunity for an investor or owner/occupier. **Buy or lease whole complex, lease a single bay or there's also the possibility of purchasing a single unit with land.** For more information contact owner:

**Roy - 0419 798 060 or [roy@creativeearlylearning.com.au](mailto:roy@creativeearlylearning.com.au).**





















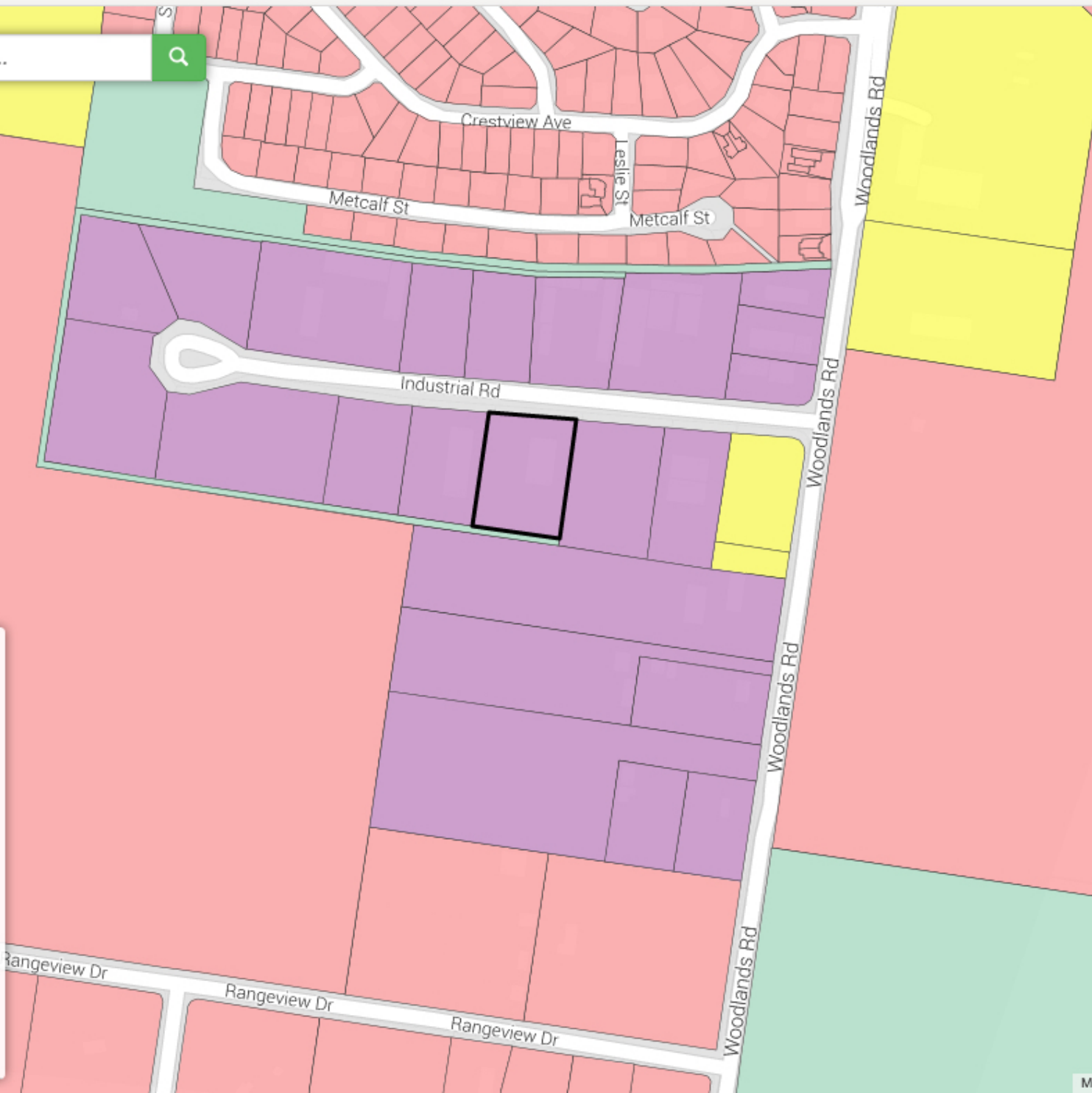


## Lockyer Valley Regional Council Planning Scheme - Maps

REGIONAL COUNCIL

[Planning Scheme Text](#)

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- Zoning**
- Centre
  - Community Facility
  - Emerging Communities
  - Environmental Management and Conservation
  - Extractive Industry
  - General Residential
  - Industry
  - Limited Development
  - Recreation and Open Space
  - Rural
  - Special Purpose
  - Tourism Area

**Address**  
8 Industrial Road  
GATTON

**Lot Description**  
4RP853631

**Land Area**  
6010.8318SqM

☒ **Zoning**

[Industry](#) ➔ (100.0%)

☐ **Precincts**

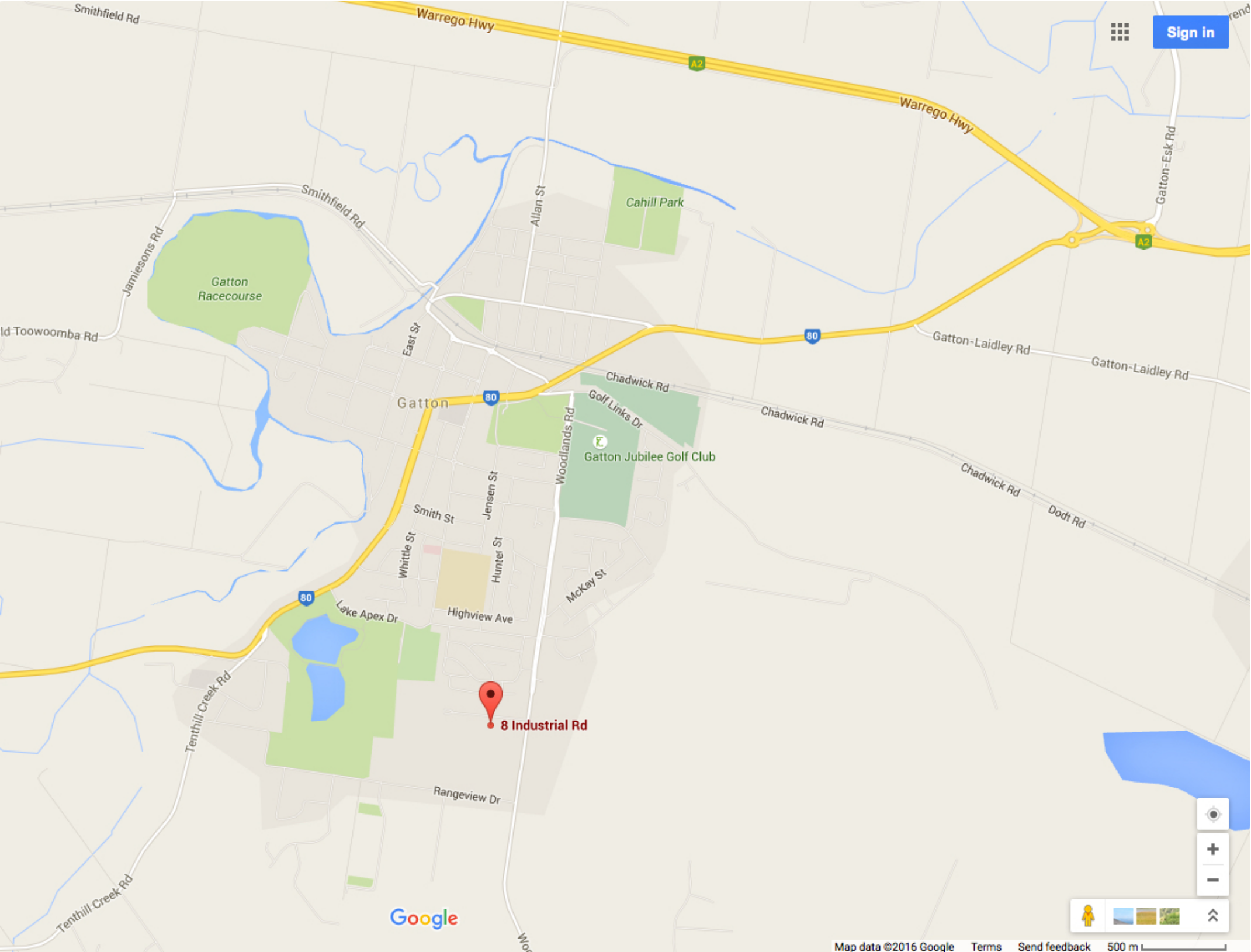
[Low Impact Industry](#) ➔ (100.0%)

☐ **Places**

[T6 Specific Use Places](#) ➔ (100.0%)

☐ **Priority Infrastructure Area**

**Priority Infrastructure Area** (100.0%)



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