



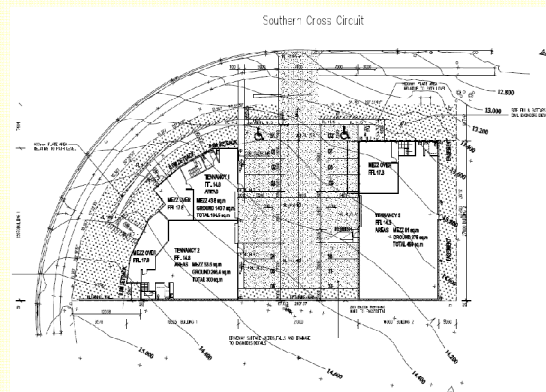
**3 units available**

**Tenancy 1 141m<sup>2</sup> + 43m<sup>2</sup> mezzanine** UNDER CONTRACT

**Tenancy 2 246m<sup>2</sup> + 54m<sup>2</sup> mezzanine**

**Tenancy 3 378m<sup>2</sup> + 81m<sup>2</sup> mezzanine**

**(Lot 10)  
24 Southern Cross Circuit,  
Urangan  
Hervey Bay Industrial Park**



### Prime Industrial Development

Lot 10 is an industrial complex consisting of two concrete tilt panel buildings with composite lightweight construction to the office and mezzanine levels. Project commencing May 2008, completion due September 2008.

### Features and Benefits

- Great exposure
- Prestige new premises/Corporate image
- Quality finished office
- Fully landscaped
- Corporate image
- Close to major airport entry and highway
- Generous showroom/warehouse
- High roller doors for trucks
- Easy docking access
- Wide driveways
- Ample customer parking
- New Telstra cabling (broadband)
- Reticulated water irrigation system

### Listing Summary

**Address:** Lot 10 Hervey Bay Industrial

**Park Categories:** Industrial / Commercial

**Zoning:** Industrial

**Contract Type:** Sale or Lease

**Total area:** Unit 1 141m<sup>2</sup> + 43m<sup>2</sup> mezzanine

Unit 2 246m<sup>2</sup> + 54m<sup>2</sup> mezzanine

Unit 3 378m<sup>2</sup> + 81m<sup>2</sup> mezzanine

**Lease term:** Minimum 3 year

**Increases:** CPI

**Plus outgoing:** Yes

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