



1 unit available

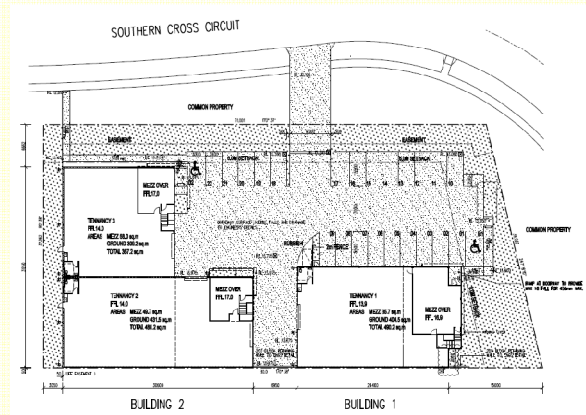
Unit 1 SOLD

Unit 2 428m² + 47m² mezzanine

Unit 3 306m² + 58m² mezzanine

LEASED / UNDER CONTRACT

**(Lot 19)
46 Southern Cross Circuit,
Urangan
Hervey Bay Industrial Park**



Prime Industrial Development COMPLETED

Lot 19 is an industrial complex consisting of two concrete tilt panel buildings with composite lightweight construction to the office and mezzanine levels.

Features and Benefits

- Great exposure
- Prestige new premises/Corporate image
- Quality finished office
- Fully landscaped
- 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 19 Hervey Bay Industrial Park
Categories:	Industrial / Commercial
Zoning:	Industrial
Contract Type:	Sale or Lease
Total area:	Unit 1 399m ² + 86m ² mezzanine Unit 2 428m ² + 47m ² mezzanine Unit 3 306m ² + 58m ² mezzanine
Lease term:	Minimum 3 years
Increases:	CPI
Plus outgoings:	Yes

Call: Alex Porteous, The Professionals 07 4124 4599 / 0427 244594 or
John Bone, Queensland Commercial Properties 07 4124 4941 / 0433 980948