



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

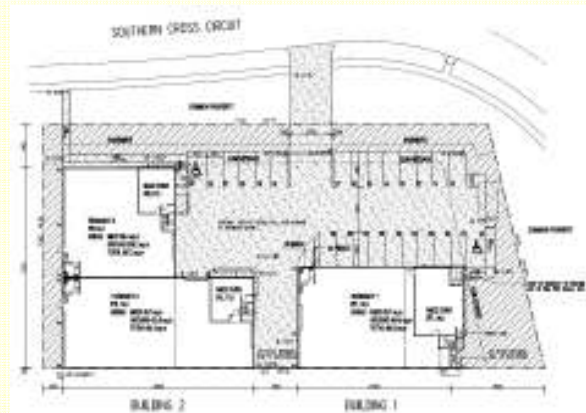
2 units available

Unit 1 SOLD

Unit 2 428m² + 47m² mezzanine

Unit 3 306m² + 58m² mezzanine

LEASED / UNDER CONTRACT



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

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