



# Large Format Retail Opportunity on Prominent Bustling Intersection

For Lease  
From \$220/sqm

Showrooms/Bulky Goods • Industrial/Warehouse • Other

322 James Street, Toowoomba City, Qld 4350

**Floor Area:**

7,027 m<sup>2</sup>

**Land Area:**

1.92ha (4.74 acres) (approx)



## Property Description

---

Boasting approximately a 225m frontage to the intersection of James Street and Anzac Avenue, 322 James Street is the opportunity for a large format retail tenant to grasp their market share of the southern side of Toowoomba.

The intersection provides the eventual occupier exposure to 34,000+ vehicle movements daily and the opposing corners are already housing tenants such as McDonald's, Zarraffas and Clifford Gardens Shopping Centre which is currently in the stages of planning for a \$14 Million redevelopment.

Tenancy Sizes range from 355sqm to 4,817sqm giving an endless list of possible tenants.

Features Include:

- Tenancy's from 355m2 - 4,817m2
- Exposure to 34,000+ vehicle movements daily
- 175 onsite car parks
- Competitive lease rates with incentives available
- 5 Minute drive to the CBD

For more information please contact exclusive marketing agents Mike Stewart on 0418 717 361 or Chris Stewart on 0451 948 001.

## Additional Details

---

### Building

Whole

322 James Street, Toowoomba City, Qld 4350



**Mike Stewart**  
0418 717 361

**Chris Stewart**  
0451 948 001