



## Rare High Impact Zoned Industrial Facility off the Second Range Crossing

Land/Development • Industrial/Warehouse • Showrooms/Bulky Goods

33-47 Hermitage Road, Cranley, Qld 4350

**Floor Area:** 7,520 m<sup>2</sup>

**Land Area:** 8.08ha (19.97 acres)  
(approx)

### Property Description

Colliers Toowoomba is proud to present an exceptional opportunity to purchase this 8.08Ha High Impact Industrial facility to the open sale market via Expression of Interest closing 5th of May 2022 at 4pm.

Being offered for sale for the first time in close to a decade, this unique property is located in close proximity to the Toowoomba Second Range Crossing, providing efficient heavy vehicle access to major highway networks both into Brisbane as well national distribution routes, while being conveniently located just 5km from the Toowoomba CBD.

One of only a handful of existing facilities in the Toowoomba Region with High Impact Industry zoning, this property allows opportunity for a variety of heavy industry uses and offers a rare opportunity to locate and capitalise on the expanding Toowoomba Trade Gateway.

Featuring:

- 5,606m<sup>2</sup>\* of combined warehouse
- 285m<sup>2</sup>\* of office including reception, boardroom, open plan office & individual offices plus an additional 364m<sup>2</sup>\* of staff amenities including dining area with commercial kitchen.

### For Sale

EOI Closing Thursday 5 May 2022  
at 4pm  
Expression of Interest  
Under Contract

### Additional Details

**Building**  
Whole

**Tenure Type**  
Vacant Possession

**Car Spaces**  
35



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