



## An Outstanding Opportunity For The Astute Tradie

Industrial/Warehouse • Showrooms/Bulky Goods • Other

80 Mort Street, North Toowoomba, Qld 4350

**Floor Area:** 330 m<sup>2</sup>

### Property Description

- **Light Impact Industry**
- **3 phase power**
- **High clearance workshop**

- 290m<sup>2</sup>\* high clearance workshop area with large sliding doors
- 40m<sup>2</sup>\* office area including lunchroom with kitchenette, air-conditioned reception, dual office rooms, male & female bathroom amenities
- Great signage opportunity on busy Mort Street, set to benefit from increased levels of passing traffic from the Toowoomba Second Range Crossing
- Proximity to the CBD and new Bunnings Warehouse
- A tidy and well-presented property, perfect for vehicle repairs and other automotive trades
- 3 phase power
- Roller door at rear for air circulation
- Ample concrete hardstand for onsite car parking
- Light Impact Industry zoning

For Lease at \$25,000 p/a + GST + Outgoings

Accelerating Success. For more information, contact Mike Turley of Colliers International Toowoomba.

### Leased

Leased: Tue 18-Dec-18

### Additional Details

**Building**  
Whole

**Lease Expiry**  
Dec 14, 2017



**Mike Turley**

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**Colliers International -  
Toowoomba**

126 Margaret St, Toowoomba City  
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