

Prime Vacant Land for Lease: Toolooa Industrial Estate

4 Anson Close, Toolooa

PRICE UPON APPLICATION

This prime vacant industrial land at Toolooa Industrial Estate presents an exceptional leasing opportunity. With an expansive 8,535 square metre footprint, this site offers both versatility and prominence-perfect for enterprises aiming to expand operations, establish a logistics hub, or secure a premium laydown area.

Key Site Features

- Generous Land Area: The property spans a total of 8,535 m<sup>2</sup>, providing ample scope for large-scale industrial activities, storage, or future development potential.
- Low Impact Industry Zoning: Zoned for low impact industry, the site is suitable for a wide range of permissible industrial uses, ensuring flexibility for tenants while respecting the environmental and community standards of the area.
- Concrete Drive in Place: With an existing concrete drive, vehicle access is immediately functional and durable, supporting the movement of heavy vehicles, shipping containers, and machinery.
- Prime Location: Situated within close proximity to key services, local businesses, and major industry players, the property is strategically positioned to capitalize on Toolooa's thriving

Property ID:	L32883805
Property Type:	Land/Development
Land Area:	8535.0 sqm

Allen Madsen  
0428 728 806  
allen.madsen@gladstone.rh.com.au

industrial ecosystem.

- **Easy Access:** The site offers direct and simple access to main arterial roads, enabling efficient transport, distribution, and connectivity to regional and interstate networks.
- **Minimal Neighbours:** Enjoy the operational advantages of a site with few adjacent properties, offering greater flexibility for site layout and activities, as well as enhanced privacy and security.

Nestled within Toolooa Industrial Estate, this property benefits from a location renowned for its industrial pedigree. Toolooa has evolved as a central hub for businesses in manufacturing, logistics, transport, and heavy industry, making it the preferred choice for enterprises seeking growth and connectivity.

Contact our office for further information.