



For Lease: Rare Offering with High Traffic Exposure and Exceptional Facilities

470sq m  6

1/100 Hanson Road, Gladstone Central

Price Upon Application

We are pleased to exclusively present to the market this rare leasing opportunity in the heart of Gladstone.

Situated on one of the city’s busiest thoroughfares, this uniquely designed commercial property provides unmatched high-visibility exposure, making it an ideal choice for businesses seeking prominence and accessibility.

This property’s layout and location set it apart as a standout investment or operational base. With seamless access to the workshops and convenient walk-in entry to the showroom, it is tailored to support a broad range of commercial activities.

Key Features

- Showroom/Workshop Spaces: Offering flexible showroom, office and workshop area, perfectly suited to a variety of business types.
- Roller Door Access: Equipped with five (5) 3.6m wide roller doors, allowing easy movement of vehicles, equipment, or stock.
- Onsite Parking: dedicated onsite car parks to accommodate staff, customers, and clients.

Property ID:	L35927418
Property Type:	Industrial/Wareho use
Building / Floor Area:	470
Land Area:	1000.0 sqm

Susan Johnston
0749721500
pm2@gladstone.rh.com.au

- Modern Amenities: Private onsite amenities for maximum convenience.
- Concrete Hardstand: Easy-to-maintain concrete hardstand area (approximately 1,000m²), ideal for heavy vehicles, storage, or display purposes.
- Climate-Controlled Showroom: The showroom is fully air-conditioned for comfort year-round.
- Street Frontage: Dual carriageway exposure ensures your business stands out amidst high volumes of passing traffic.
- Solar Powered: solar systems installed, delivering cost-efficient, sustainable energy.
- Versatile layout makes it suitable for automotive, trade, retail, light industry, or service-based businesses.
- Prime position within a high-traffic commercial precinct.
- Easy access for customers and logistic operations.
- Surrounded by established businesses, ensuring a steady flow of potential clientele.

This is a rare leasing opportunity to secure a high-profile, property in one of Gladstone's most desirable commercial corridors. Whether you are looking to expand your current business, relocate, or invest in a high-performing asset, this property is sure to exceed expectations.

Need to know more? Feel free to get in touch for detailed information, arrange a private inspection, or discuss how this property can be tailored to meet your business needs.