



# FOR SALE

## PRIME 6,036M2 BLOCK IN THE TDP INDUSTRIAL PARK TOWNSVILLE

Townsville Distribution Precinct "TDP" Industrial Park is situated in the capital of North Queensland, Townsville. This Complex has been purpose built to provide Transport Facilities on the Southern side of Townsville where previously there were none. Transport had to drive through Townsville to Bohle area & unload etc. This facility was designed for the big rigs to dump and run where smaller flat body trucks could deliver around Townsville and the big rig return for their next load. The position couldn't be better. Built adjacent to the Flinders Highway which connects to the Bruce Highway and the Southern Port Road approximately 15k from the Port. Traffic lights and wide designed roads gives easy access to type 2 Road Trains (triple road trains) that service North Queensland's Mining and Cattle Industries. Located along the Southern Port Road is a weighbridge open to the public. So no worries under loading or over loading. This site has all the services Power, Water, Sewerage and is FLOOD FREE. There is a Service Station and several other fuel outlets so everything is in house. TDP has now become the home of the Major Players in the North Queensland Trucking Industry. This is your opportunity to join them and take your business to that next level. So if it's time to become part of the North Queensland Industrial Expansion the opportunity is here. Townsville considered to be the 14 largest City in Australia is fast expanding. The media tell us that there is 12 Billion worth of projects starting this year and another 12 Billion in the pipeline. There is a short term rental agreement for \$92,969.88pa GST Inclusive. So if you want to be part the Southern side growth of the Townsville. Call Now!

0 BED | 0 BATH | 0 CAR

### PRICE:

Offers over 1 Million

### OPEN FOR INSPECTION:

N/A

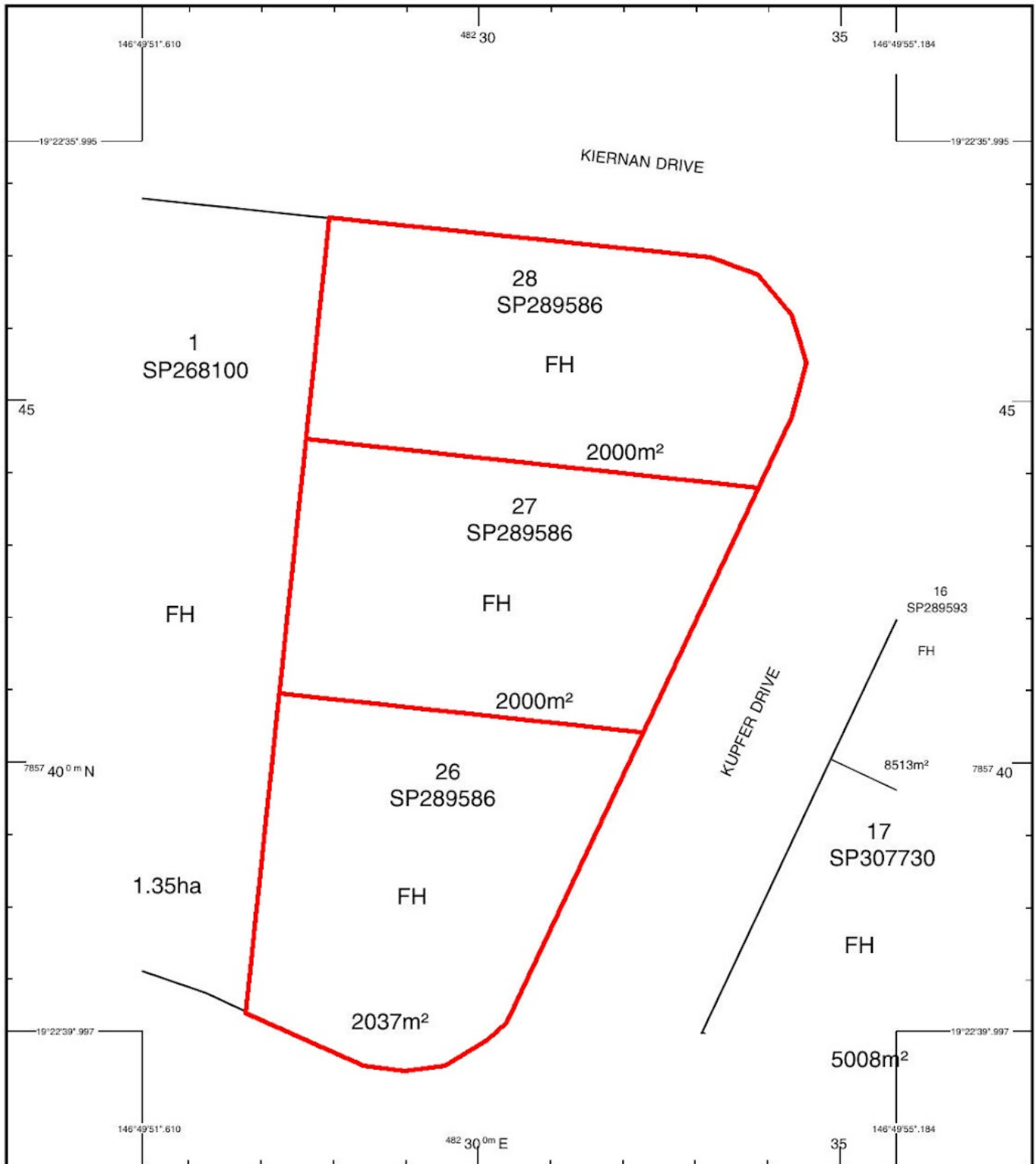


**Ken Entriken**

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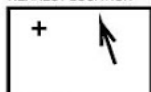
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STANDARD MAP NUMBER  
8259-23141

MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB  
Lot/Plan 27/SP289586  
Area/Volume 2000m²

#### CLIENT SERVICE STANDARDS

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**SmartMap**

An External Product of  
SmartMap Information Services  
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.