



## FOR LEASE

### SEEKING ANCHOR TENANT - 750M2 - 1500M2 - NEW INDUSTRIAL BUILDING - PORTSMITH

Strategic Industrial Opportunity in Cairns'. Positioned in the heart of Portsmith's thriving industrial precinct, to be constructed a 1462m<sup>2</sup> industrial warehouse presents an exceptional opportunity for businesses seeking a strategic location with excellent exposure.

The property commands an impressive 1,462 square meters of versatile floor space, situated on a generous 2,523 square meter block at 11 Hollingsworth Street.

This premium industrial asset benefits from its strategic position in one of Cairns' most established commercial districts. The location offers seamless access to major transport arteries, with the Bruce Highway (Ray Jones Drive) providing direct connectivity to Cairns' broader metropolitan area and beyond.

The property's generous dimensions provide extensive scope for various industrial applications:

- 1,462m<sup>2</sup> of practical warehouse space
- Substantial 2,523m<sup>2</sup> land holding
- Clearance up to 8 metre
- Wide street frontage
- Ample vehicle access and maneuvering space
- Potential for multiple business operations
- Amp 15 Onsite car parks

The property's position within Portsmith's industrial heartland provides unparalleled opportunities for businesses in:

- Maritime services and support
- Warehousing and distribution
- Manufacturing and processing
- Trade supplies and services
- Industrial retail operations

Transportation and logistics couldn't be better served:

- Direct access to Bruce Highway
- Proximity to North Coast railway line and Portsmith railway station

0 BED | 0 BATH | 0 CAR

PRICE:

New Warehouse - 750m<sup>2</sup> to 1500m<sup>2</sup>

OPEN FOR INSPECTION:

N/A



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