



# FOR SALE

## HIGH EXPOSURE INDUSTRIAL, FOR SALE OR LEASE.

Seize a rare Commercial Opportunity in Queensland's Thriving Central Highlands Hub! This strategically positioned industrial property at 5 Hicks Street, Emerald, represents an exceptional entry point into one of Queensland's most dynamic regional markets.

Positioned in the heart of Emerald's industrial precinct, this 2,242-square-meter property offers untapped potential for business growth and development. The location provides excellent accessibility, making it ideal for businesses serving the region's booming agricultural and mining sectors.

Strategic advantages of this location include:

- Strategic location 270 kilometers west of Rockhampton
- Access to major transport routes via the Capricorn and Gregory highways
- Significant infrastructure investments
- Connection to Central Queensland's extensive freight and logistics network

The property itself offers dual exposure. On one side you have high exposure traffic flow of the Capricorn highway and on the other you are exposed to Hicks Street which is also high exposure traffic flow in this industrial estate. The property itself is a 2,242m<sup>2</sup> industrial block with a large hardstand area, a 592m<sup>2</sup> industrial shed incorporating three separate areas, the industrial workshop, office and showroom space that could be used as retail space and a parts storage area.

Don't miss this chance to secure your business's future in Emerald's thriving commercial landscape. This property offers the perfect foundation for your business aspirations in Central Queensland's dynamic marketplace.

For lease details please do not hesitate to contact the listing agent.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$1,100,000

OPEN FOR INSPECTION:  
N/A



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