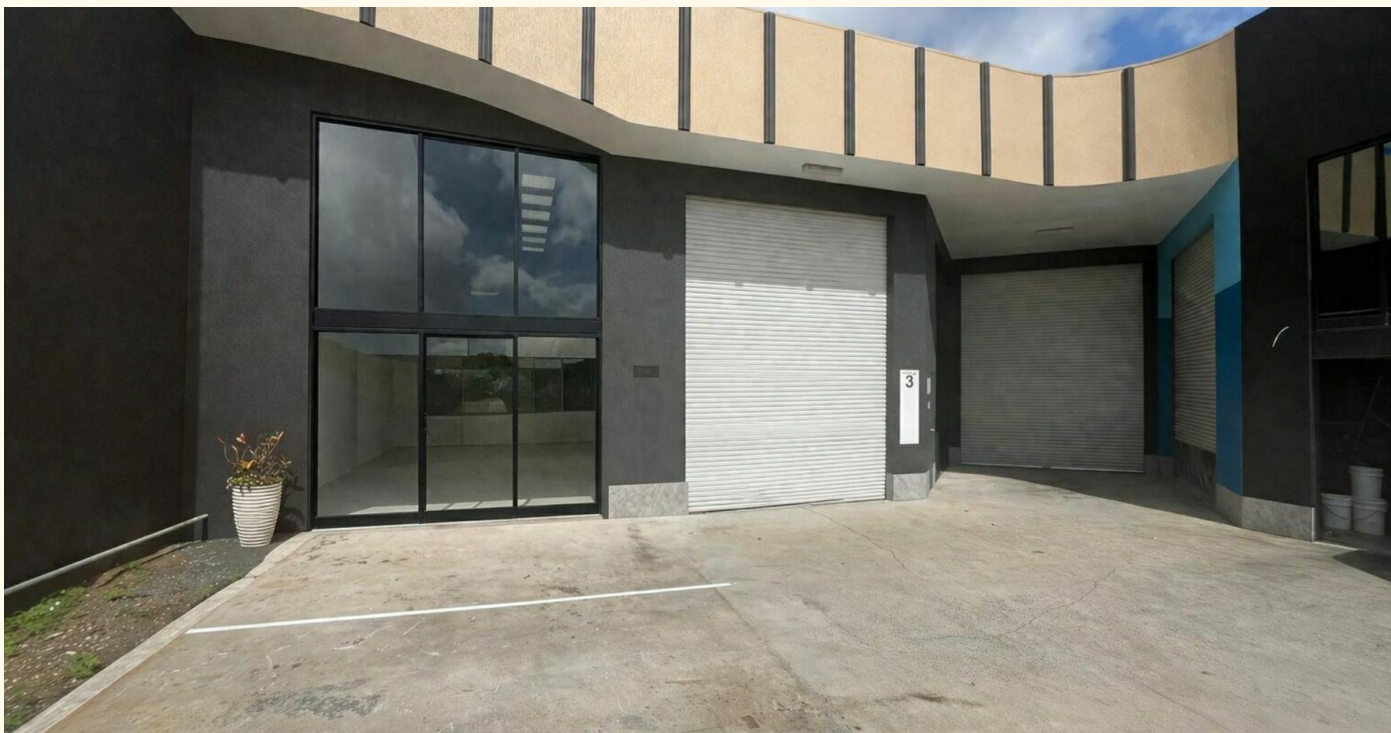




2 & 3/30 Hutchinson Street, Burleigh Heads

High-Exposure Industrial Warehouses | 650m2* Opportunity in Burleigh Heads

LJ Hooker Commercial Southern Gold Coast is pleased to present this exceptionally rare industrial offering, providing approximately 650m2 of total space* within a tightly held pocket of Burleigh Heads.

Opportunities of this scale are seldom available in Burleigh, making this a standout option for businesses seeking to expand within one of the Gold Coast's most in-demand industrial precincts.

The property offers a unique combination of high-clearance warehousing, quality office space, and extensive mezzanine areas, ideally suited to mechanics, manufacturers, trade operators, and growing industrial businesses.

With outstanding street exposure, excellent truck access, and immediate connectivity to Reedy Creek Road and the M1 Motorway, this is a turnkey opportunity to elevate your operation. The inclusion of 53 solar panels provides meaningful cost savings for energy-intensive users.

FOR LEASE

\$6,600 - \$12,500pcm + GST + Outgoings

BUILDING AREA

262-650sqm

AGENTS

Dominic Eaves
0406 541 278
dominic@ljhookersgc.com.au

AGENCY

Southern Gold Coast
(07) 5576 5500

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

Lease individually or secure the full 650m2 holding.*

Why This Property Stands Out:

- Approx. 650m2* Total Building Area - Rare for Burleigh Heads
- High-Exposure Position with Strong Signage Opportunities
- Extensive Mezzanine Areas Maximising Usable Space
- 53 Solar Panels Reducing Operating Costs
- Functional Access with Roller Doors and Excellent Truck Manoeuvrability
- Secure Gated Entry
- Thirteen (13) Exclusive On-Site Car Parks

Unit 2 - Functional Workshop

- 203m2* Ground Floor Warehouse with Office
- 175m2* Mezzanine Workshop with Excellent Ventilation & Natural Light
- Industrial Lift to Mezzanine
- Exclusive Amenities
- Ready to Occupy

Unit 3 - Warehouse + Office

- 195m2* Ground Floor Warehouse
- 67m2* Mezzanine Office / Apartment with Kitchen, Bathroom & Air-Conditioning
- 75m2* Private Courtyard
- Heavy-Duty Racking Included
- Multiple Exclusive Amenities Including Shower

Surrounded by national and multinational businesses within one of the Gold Coast's most sought-after industrial precincts, opportunities offering this level of scale, flexibility, and exposure are rarely available.

Enquire today to arrange an inspection - properties of this calibre do not last.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property ID	1XUHXB
Property Type	Industrial/Warehouse
Building Area	262-650 m2
Parking	13

Dominic Eaves 0406 541 278

Commercial Sales & Leasing Specialist |
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