



**3 Smith Street, Glanmire QLD 4570**

## Prime 2.5Ha\* Development site near Bunnings Gympie

Adam Morley from Ray White Commercial is pleased to present 3 Smith Street, Glanmire to the market for sale.

- ? 25,690m?\* site with significant Bruce Highway frontage
  - ? 2,478m?\* of existing warehouses and office
  - ? Notional Income \$370,000 per annum\*
  - ? Medium Impact Industry zoning
  - ? Few remaining industrial sites of this scale within the area
  - ? Significant hardstand area and dual street access
  - ? Low site coverage with opportunity to expand or redevelop (STCA)
  - ? 178kms\* north of Port of Brisbane
  - ? 55kms\* north-west of Noosa
  - ? 6kms\* from Gympie CBD
- Call or email Adam Morley

Development

FOR SALE

Expressions of Interest

2478sqm

**Ray White**

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