



For Sale

Location: **Australia**
Asking: **Expressions of Interest**
Type: **Accommodation-Hotels**

Industrial Port Warehousing Facility Central Queensland

This is a very rare opportunity to acquire a long-standing 3PL warehousing and storage facility that has approval to store hazardous substances and dangerous goods.

The business has been established for 27 years and has a long-standing full-time manager in place. There are no direct competitors as this is the only facility of its kind in the region.

The existing client base is diverse, customers include merchant gases, mining, agriculture, coal ports, packaged oil distribution as well as retail.

The facility has additional vacant space that can be utilised by the buyer to store their own goods or continue to grow existing and new clients.

Business Highlights:

2024 Annual Sales: over \$2,500,000

2024 Adjusted Profits: close to \$750,000

Established: 27 years of trading history

Commercial Property:

Site Lease: 25-year term negotiable.

Approved Use: Approved for storage and distribution of general commodities, hazardous substances and dangerous goods.

Location: Industrial port area with good airport and road transport access.

Size: 12,250 square metres site.

Buildings: Two separate office/warehouse buildings connected by a covered loading area providing a total of GLA of 2,371 square metres. Additional hardstand areas.

Don't miss out on this unique opportunity to acquire a respected business with a proven track record.

For a full Information Memorandum, copy and paste this link to complete the confidentiality agreement - <https://form-morgan-business.web.app/form/2FazksLXCzk7Yemp8zew>

Dru

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