



**VIRGINIA**  
46 & 52 Pritchard Road

427 - 3085  
sqm

38 

## FOOD PRODUCTION / COLDSTORE FACILITIES AND INDUSTRIAL COMPLEX!

### CONTACT AGENT

On behalf of our Vendor Raine & Horne Commercial are pleased to present 46 & 52 Pritchard Road, Virginia. The properties comprise of 5,621sqm GFA over a total land holding of 9,581sqm Zoned General Industry C allowing 24-hour operations. Key Features for each property include-

#### AVAILABLE:

2/46 Pritchard Road – 470sqm

1/52 Pritchard Road – 427sqm

4/52 Pritchard Road – 518sqm


46 Pritchard Road, Virginia

Food Production Facility with Coldrooms/Freezers plus Retail

Property ID	L25298247
Property Type	Industrial/Warehouse
Building / Floor Area	427 - 3085
Car Spaces	38
Land Area	9581.0 sqm

### AGENT

**Lawrence Temple**

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- Versatile multi-function facility totalling 3,085sqm
- Fitted out food production areas including chillers, freezers, staff amenities
- Excellent infrastructure with water, air and hot pressure washing plumbing
- Ground floor retail area plus office / function area upstairs
- Large 5,531sqm block with dual crossovers and drive around
- Excellent production flow with multiple docks & loading bays
- Ability to split facility into multiple tenancies from 350sqm

52 Pritchard Road, Virginia

High Exposure Industrial Office / Warehouse Complex with 5 units

- Unit sizes from 472sqm – 570sqm (2,536sqm total GFA)
- Solid Tilt Panel & Besser Block Construction
- Units 1 & 2 Office / Warehouse facilities
- Units 3-5 Office, warehouse, freezers, coldrooms & production areas
- Multitude of options, already strata titled
- Large 4,050sqm allotment with two crossovers
- Total of 38 on site car spaces

Prominently located within the heart of Virginia on busy Pritchard Road the two sites present a rare opportunity to Investors and Occupiers alike. Virginia is positioned centrally on the Northside of Brisbane only 11km from the CBD allowing excellent access to all northern arterial routes, Airport and Port. The strategic location, with excellent visibility, amenity and accessibility ensures seamless business operations and assured future capital growth.

For further information or to arrange an inspection please contact your EXCLUSIVE Raine & Horne Commercial Agents.

Listing ID: 21527871