



MORANBAH
64-66 Belyando Avenue

463 sqm

**Multipurpose Site 64 to 66 Belyando Avenue, Moranbah -
For SALE or LEASE**

Contact Col Wilson for more Information

Industrial Complex

- Property is located at 64 & 66 Belyando Avenue Moranbah QLD 4744
- Land area 2,452m2 square metres
- Freehold land on 2 separate titles
- Zoned Industrial

Floor areas are as follows:

- Attached Office/Amenities app 98 square metres
- Main Workshop with an enclosed building area of app 231 square metres
- 2 large covered skillions totalling approximately 123 square meters with 3 prefabricated

Property ID	L4285011
Property Type	Industrial/Warehouse
Building / Floor Area	463
Land Area	2452.0 sqm

AGENT

Col Wilson

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buildings under providing additional office and administrative space.

- Substantial hard stand and boundary fencing
- Total (covered area) 463 square metres

Office:

- Reinforced concrete foundations.
- Split face masonry block walls.
- Aluminium anodised windows.
- Accommodation provides for reception, offices, store, three toilets and kitchenette.
- Fit-out includes split system air-conditioning, built-in reception desk, painted masonry block, plasterboard and random groove ply linings, vinyl covering, single bowl stainless steel kitchen sink, electric hot water system, two hand basins, vanity unit, shower with glass screen and fluorescent lighting.

Workshop:

- Reinforced concrete foundations.
- Steel web posts and open gables.
- Zincalume clad walls and roof.
- Fully lockable with four full height roller doors.
- Clear span with a 4 metre clearance.
- Fluorescent lighting and ceiling fans.
- Timber storage racks.
- Storeroom.

Atco office blocks no 1 / Residential Accommodation:

- 12meter Atco building set on steel stumps.
- Metal clad walls and roof.
- Aluminium framed windows and doors.
- Accommodation provides for two bedrooms, lounge, kitchen and bathroom.
- Fit-out includes single stainless steel sink, laminated floor and wall cupboards, four plate electric upright stove and exhaust fan, shower recess with curtain entry, single vanity unit,

single Glo laundry tub, toilet in bathroom, three wall mounted air-conditioners, electric hot water system and carpet and vinyl floor coverings.

Atco office block no 2

- 12 meter Atco building. 6months old
- 4 x offices
- Split system air conditioning

Atco office block no 3

- 12 meter Atco building. 6months old
- 2 x offices
- 1 x meeting room or office
- Split system air conditioning

Ground Improvements:

- Chain wire security fencing.
- Gravel car parking area to front of office.
- Concrete paths.
- Gravel hardstand area.
- 3 phase power. Switch boards upgraded when new office blocks installed.