



## 9-11 Stephens Road, QUEANBEYAN 2620

*High Profile Position*

### Location:

### Description:

New high quality showroom/ warehouse designed and ready to build. Design can be amended to suit a range of uses including industrial, warehouse, showrooms.

Site can be subdivided into one large tenancy of approx 1758 sqm approx. or split into multiple smaller tenancies of 474 - 659 sqm.

High exposure at rear to Canberra Avenue. Approximately 42 carparks.

Contact Ben Owen on 0418 688 787 for more details.

<b>Premises:</b>	
<b>Area m<sup>2</sup>:</b>	1,758
<b>Rent PA:</b>	\$474,660
<b>Net/Gross:</b>	Gross
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p> <p><b>Frank Morella</b> 0411522888 fmorella@canberracommercial.com.au</p>