



## 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.

Premises:	
Area m <sup>2</sup> :	1,900
Rent PA:	\$513,000
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p> <p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p>