



74 Mildura Street, FYSHWICK 2609

Oversized Warehouse + Office

Location:

Description:

Set across from the Fyshwick Markets, 74 Mildura Street is a mixed use premises boasting street frontage to Nyrang and Mildura Streets.

This unique leasing opportunity consists of 6,300m² of high clearance warehouse and 300m² updated office and amenities. The complex has a large hard stand fenced yard with multiple double gate access points for B-Double and rigid truck access.

Don't miss this chance to secure substantial warehouse + office space in a highly sought-after location of Fyshwick!

Features Include:

- 300m² Updated Offices including M & F Amenities
- 3,600m² warehouse with 3 loading docks
- Up to 8 metre high ceiling
- 2 x (5m high by 5m wide electric roller doors)
- 1 x (5m high by 3.5m wide roller door)
- Fully sprinklered
- Staff and customer parking allocated
- 3,600m² total NLA

* Ready for tenure 1st of October 2022

Premises:	Unit 1
Office m²:	300
Warehouse m²:	6,300
Total m²:	6,600
Rent PA:	\$1,320,000
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p>Ben Owen 0418 688 787 bowen@canberracommercial.com.au</p> <p>Theo Dimarhos 0433 474 747 tdimarhos@canberracommercial.com.au</p>