



## 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 6,300m<sup>2</sup> of high clearance warehouse and 300m<sup>2</sup> 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:

- 300m<sup>2</sup> Updated Offices including M & F Amenities
- 3,600m<sup>2</sup> 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
- 3,600m<sup>2</sup> total NLA

\* Ready for tenure 1st of October 2022

<b>Premises:</b>	Unit 1
<b>Office m<sup>2</sup>:</b>	300
<b>Warehouse m<sup>2</sup>:</b>	6,300
<b>Total m<sup>2</sup>:</b>	6,600
<b>Rent PA:</b>	\$1,254,000
<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>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p>