



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:

- 6,600sqm total NLA
- 6,300sqm clear span warehouse with 8m peak height
- Fully sprinklered
- 300sqm office space with male & female amenities
- 3 x rear loading docks
- 2 x 5m high by 5m wide electric roller doors
- 1 x 5m high by 3.5m wide roller door
- 28 allocated onsite car parks

Premises:	Unit 1
Office m²:	340
Warehouse m²:	6,154
Total m²:	6,495
Rent PA:	\$1,298,940
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>