

# For Lease



## 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 m <sup>2</sup> :	340
Warehouse m <sup>2</sup> :	6,154
Total m <sup>2</sup> :	6,495
Rent PA:	\$1,298,940
Net/Gross:	Gross
Outgoings:	Contact Agent
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