



## Block B, 9 Pirie Street, FYSHWICK 2609

ICONIC SITE AVAILABLE FOR DEVELOPERS OR OWNER OCCUPIERS

### Location:

### Description:

Block B, 9 Pirie Street, Fyshwick ACT

- 11,432sqm underdeveloped site
- 4 existing structures totalling 2,346 sqm GLA
- Centrally located within Fyshwick industrial zoning

Canberra Commercial and Barton Commercial are pleased to present a prime opportunity to acquire "Block B" of this ICONIC site known as The Canberra Times site.

Key attributes of the opportunity are as follows:

- Strategically located with easy access to Monaro Highway, which connects Sydney and Melbourne
- Large hardstand site with four existing structures
- Warehouse sizes of 1,057sqm, 616sqm and 208sqm
- Warehouses clearance of 7 meters and 10 meters
- Office area of 452sqm
- Allowed development Ratio of 1:1\*

Classified as IZ2 Industrial Mixed-Use Zone under the Territory Plan 2008. Current uses allowed are Manufacturing and Publishing however the buildings/site may be suitable for a variety of potential uses including bulky goods retailing, defence installation, office and/or scientific research establishment, subject to ACT Government approval (STCA). As part of the subdivision, the vendor is adding storage and warehousing to the purpose clause.

Expression of Interest closes Wednesday 7 September 2022 at 2pm (AEST)

<b>Premises:</b>	
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	2,346
<b>Total m<sup>2</sup>:</b>	2,346
<b>Price:</b>	Contact Agent
<b>Method:</b>	
<b>Contact:</b>	<p><b>Michael Ceacis</b> 0409 321 126 mceacis@canberracommercial.com.au</p> <p><b>Frank Morella</b> 0411522888 fmorella@canberracommercial.com.au</p>

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\*Subject to subdivision approval