



## 2 Tooth Street, MITCHELL 2911

*Extensive Hardstand + Warehouse and Office*

### Location:

### Description:

With 9,893sqm of hardstand land, a large warehouse, separate office and 3 access points to the site, this is an extremely rare opportunity positioned in the industrial Hub of the North.

Mitchell is conveniently positioned with easy access to the Federal & Barton highway and lends itself to the high demand of the growing population of Gungahlin and Belconnen.

### Features include:

- 9,893m<sup>2</sup> of hardstand land
- 192sqm of Air conditioned office
- Male and Female Amenities
- Kitchenette
- 310m<sup>2</sup> warehouse with 3 roller doors
- 5.6m internal clearance at peak
- 3 Access gates
- Secure site with boundary fencing
- Extensive heavy vehicle access

\*All sizes are approximate.

<b>Premises:</b>	
<b>Office m<sup>2</sup>:</b>	192
<b>Warehouse m<sup>2</sup>:</b>	310
<b>Total m<sup>2</sup>:</b>	502
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Net
<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>