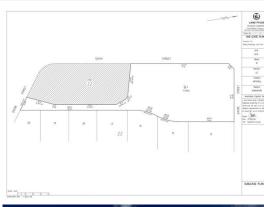
## Canberra Commercial

# For Lease







### 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:

- 9,893m2 of hardstand land
- 192sqm of Air conditioned office
- Male and Female Amenities
- Kitchenette
- 310m2 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.

Premises:	
Office m <sup>2</sup> :	192
Warehouse m <sup>2</sup> :	310
Total m <sup>2</sup> :	502
Rent PA:	
Net/Gross:	Net
Outgoings:	Contact Agent
Contact:	<b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.co m.au
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