



## 17 Sheppard Street, HUME 2620

*Versatile Industrial Opportunity*

### Location:

### Description:

Situated at the rear of 17 Sheppard Street in Hume this high-clearance warehouse and office enjoys privacy and convenience with easy access off Lanyon Drive and Monaro Highway. Boasting a large secure yard, multiple roller doors and a good quality office, this is one not to be missed.

### Features include:

- 1,300 sqm building
- 6,000 sqm hardstand
- High clearance warehouse
- Roller door 4.5m high x 5 m wide
- 3 roller doors
- High bay lighting
- 2 offices
- 3 open-plan areas
- Secure premises
- Ample car parking
- Short-term lease may be considered

\*All sizes are approximate.

<b>Premises:</b>	Lot 1
<b>Office m<sup>2</sup>:</b>	6,000
<b>Warehouse m<sup>2</sup>:</b>	TBA
<b>Total m<sup>2</sup>:</b>	6,000
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Gross
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<p><b>Michael Ceacis</b> 0409 321 126 mceacis@canberracommercial.com.au</p> <p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p>