



## 4 Spongolite Street, BEARD 2620

### Clear Span Warehouse

#### Location:

Located in Beard on the border of Canberra and Queanbeyan, only a 5 minutes from Fyshwick with easy access from Canberra Avenue.

#### Description:

This property offers semi trailer access and is securely gated. The Unit is rear facing boasting approx. 335sqm of internal clear span area with approx. 6m ceiling height, enabling any user extra storage via racking if required.

The unit has ambulant toilet and kitchenette, three phase power and high bay lighting. The 2 roller doors are electrically operated and offer approx. 5m clearance.

Premises:	Unit GF6
Area m <sup>2</sup> :	335
Rent PA:	
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p> <p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p>