



94 Bayldon Road, QUEANBEYAN 2620

Industrial Dream

Location:

Description:

This exceptional industrial property features a high-clearance warehouse and three levels of office space, custom designed for small to medium sized businesses. The contemporary and inviting aesthetics of this high-quality complex provides a distinguished representation of your business to potential clients, ensuring a lasting impression.

Key Features:

- High clearance warehouse with three levels of office space
- 8m high clearance warehouse with included racking for efficient space utilization
- Easy access via a 4.2m high roller door with an additional roller door connecting to Level 1
- 3 Phase Power and Solar Panels
- Two Kitchenettes and bathroom with shower
- Numerous air conditioning units throughout
- Shared complex parking
- Located near Canberra Avenue for unparalleled convenience.

For additional details or to arrange an inspection of this prime industrial unit, please contact Ben Owen or Theo Dimarhos from Canberra Commercial.

Premises:	Unit 1
Office m²:	TBA
Warehouse m²:	267
Total m²:	267
Rent PA:	
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p>Ben Owen 0418 688 787 bowen@canberracommercial.com.au</p> <p>Theo Dimarhos 0433 474 747 tdimarhos@canberracommercial.com.au</p>