



## 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.

<b>Premises:</b>	Unit 1
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	267
<b>Total m<sup>2</sup>:</b>	267
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Gross
<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>