



## 48 Maryborough Street, FYSHWICK 2609

*Rare Warehouse Opportunity*

### Location:

### Description:

Looking for a warehouse with a high roller door, easy access, and a combination of office and showroom area? Don't look any further. This unit in the heart of Fyshwick, Canberra's Industrial and Business Hub of the South, has it all.

### Features include:

- 232 sqm approx.
- High Clearance Rollerdoor
- Clearspan Warehouse
- High Bay Lighting
- Office area
- Showroom
- Kitchenette
- Bathroom
- Shared yard area

<b>Premises:</b>	Unit 1
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	232
<b>Total m<sup>2</sup>:</b>	232
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Gross
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<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>