



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.

With the flexibility to take it as is or to remove the rear room and partitioned areas to have even more storage/warehouse space!

Features include:

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

Premises:	Unit 1
Office m²:	TBA
Warehouse m²:	232
Total m²:	232
Rent PA:	\$46,400
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p>Theo Dimarhos 0433 474 747 tdimarhos@canberracommercial.com.au</p> <p>Ben Owen 0418 688 787 bowen@canberracommercial.com.au</p>