



## 4 Alumina Street, BEARD 2620

*Brand New Industrial Units*

Unit	Office m <sup>2</sup>	Warehouse m <sup>2</sup>	Total m <sup>2</sup>	Rent \$/m <sup>2</sup>	Comments
Unit 2	TBA	100	100	Contact Agent	
Unit 3	TBA	100	100	Contact Agent	
Unit 4	TBA	100	100	Contact Agent	
Unit 5	TBA	100	100	Contact Agent	
Unit 6	TBA	160	160	Contact Agent	

### Location:

### Description:

4 Alumina Street is an exciting new industrial unit development soon to be completed on the fringe of Fyshwick and Queanbeyan.

With great access direct to Canberra Avenue and close proximity to Fyshwick and Queanbeyan these units range from 100-160sqm. Constructed of partial tilt slab construction with corrugated metal upper areas. High clearance roller door access, along with internal separate toilets and three phase power to all units.

These units are available for inspection immediately, available to occupy from May 2024.

[www.canberracommercial.com.au](http://www.canberracommercial.com.au)

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With high ceiling clearance you have the ability build a mezzanine area internally if required.

- 4.5m x 4m clearance roller doors
- Built in amenities.
- Partial tilt slab construction
- 3 phase connection to all units
- Secure access via gated driveway

For further information regarding these units, please contact Ben Owen or Theo Dimarhos of Canberra Commercial.

**Contact:**

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