



25 Val Reid Crescent, Hume 2620

Immaculate High Clearance Warehouse to Own!

Unit	Office m ²	Warehouse m ²	Total m ²	Price	Comments
Unit C03	TBA	286	286	Contact Agent	
Unit C04	TBA	286	286	Contact Agent	

Location:

Located in Canberra's newest industrial estate, Endeavor Industry Park, this modern industrial development is ideally situated 15km South of Canberra's CBD & 8km from Queanbeyan, NSW. With easy access just off Monaro Highway, this excellent opportunity for prospective purchasers to operate & establish their business in a convenient location should not be missed.

Description:

Nearing completion, is a brand new mixed-use industrial development 'Moore Business Park', consisting of 45 modern units for sale and consisting of high clearance warehouse with level one office areas, internal amenities & allocated car parking.

Key Features:

- IZ1 - General Industry Zoning
- 4.5m high by 3m wide electric roller doors and 6m internal clearance
- Combination of standard metal colorbond cladding, precast concrete panels and face bricks
- Level 1 office space with full glass frontage providing plenty of natural light
- Kitchenette, toilet & shower facilities
- 3 phase power
- LED lighting throughout
- Allocated car parking for each unit

For more information please contact Exclusive Agents Theo Dimarhos 0433 474 747 or Ben Owen 0418 688 787.



Canberra
Commercial

For Sale

Contact:

Theo Dimarhos
Ben Owen

0433 474 747
0418 688 787

tdimarhos@canberracommercial.com.au
bowen@canberracommercial.com.au

www.canberracommercial.com.au

P 02 6239 6888 | A 4 Kennedy Street, KINGSTON ACT 2604

DISCLAIMER This report has been prepared by Canberra Commercial for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered to proceed with further investigation in relation to the property. The information contained in this report does not constitute any offer or contract of sale, it is provided as a guide only, and has been prepared in good faith and with due care. Potential purchasers must take note that the figures and calculations contained in this report are based upon figures provided to us by outside sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information. Any projections contained in this report represent estimates only and may be based on assumptions that may be incomplete, incorrect or erroneous. Potential purchasers must satisfy themselves in relation to all aspects of the report including development potential and cost, market take up, rent levels, outgoings, and all other matters a prudent purchaser would consider relevant. The Vendor, Canberra Commercial, or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential purchaser relies upon that is contained in this report or any other marketing material. The property will be traded or sold "as is" and "with all faults", without any representation or warranty as to its condition, fitness for any particular purpose, or compliance with any relevant law. The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any terms and conditions to any proposed contract, vendor's statement or other material associated with the proposed sale, which may be made available to a potential purchaser.