



## 74 Mildura Street, FYSHWICK 2609

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 2	6,600	\$180	\$1,188,000	Gross

All figures are exclusive of GST.

**Location**  
 Situated in the premier industrial suburb of Fyshwick, in Canberra's south near the NSW border city of Queanbeyan.

There is street frontage to Nyrang and Mildura Street. The building sits opposite the popular Fyshwick Markets and has easy access to Canberra Avenue.

**Description**  
 6,300 sqm (approx.) of clear-span warehouse with reinforced concrete floors, three (3) loading docks and a large, shared hardstand yard, allowing for easy access for heavy vehicles.

The warehouse comes with an additional 300 sqm of newly refurbished office space and usual amenities with the ability to increase this space, if required.

Suitable for storage and distribution, manufacturing, logistics, warehousing and food manufacturing and/or processing.

**Outgoings**  
 Increases in Outgoings above a base year 30 June

**Car Parking**  
 Ample onsite

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