



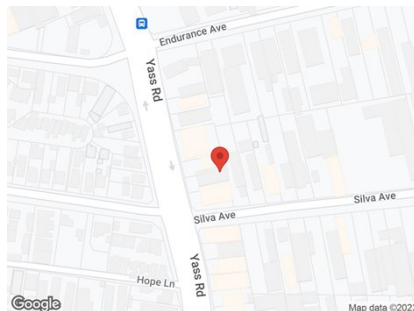
## 38 Yass Road, QUEANBEYAN 2620

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Whole Property	720	\$153	\$110,000	Gross

All figures are exclusive of GST.

### Location

Prime location on Yass Road, the main industrial precinct of Queanbeyan. Close proximity to Canberra Airport and the Federal and Kings Highways. The property is free-standing with a secure yard and modern warehousing. In excess of 10,000 cars driving past this site everyday.



### Description

Currently available to lease is 38 Yass Road which consists of a 600sqm of clear span warehouse which includes 100 sqm approx of showroom. There is also 120sqm of modern mezzanine which is fitted out as office. The property is currently set up a joinery and is ready to occupy but is suitable by a variety of bulky good users and retail as it has prime street frontage.

### Key highlights

- kitchenette & 2 bathrooms
- remote control roller door access
- 20KW solar & LED high bay lighting for electrical rebates
- 2022 surveillance system internal & external, back to a server or your phone if required
- 3 phase power
- 6 carparks.

Please contact Barton Commercial Property to arrange an inspection.

### Contact:

**Kane Smith**

P 02 6282 9090

M 0429 959 865

E kane@bartonproperty.net.au

**Outgoings**

Increases in Outgoings  
above base year 30 June

**Car Parking**

6