



## 11 Lorn Road, QUEANBEYAN 2620

Neat Industrial Unit!

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Unit 14	Industrial	Vacant Possession	260	\$795,000

All figures are exclusive of GST.

### Location

Located in Queanbeyan, NSW. With easy access to Canberra Avenue, 11 Lorn Road is only a 10-minute drive from areas such as Hume, Fyshwick and the Canberra Airport.



### Description

Available now for purchase is unit 14 of 11 Lorn Road Queanbeyan. This unit is part of a popular industrial complex on the border of Canberra and Queanbeyan. made up of approximately 260 sqm, this unit offers a great package with a high clearance roller door into a open warehouse with internal offices, mezzanine and storage, kitchenette + amenities and shower. Don't miss this one!

### Contact:

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### Key Highlights of the unit include

- High roller door
- 3 phase power
- Roller door access
- Office / warehouse split
- Ground floor 180 Sqm
- Mezzanine 80 sqm

The unit is currently owner occupied and will be vacant and ready to occupy from September 2024.

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P (02) 6282 9090 | A Unit 11, 8 Gladstone Street, Fyshwick ACT 2609 | PO Box 395, Fyshwick ACT 2609

# For Sale

Get in contact with Barton Commercial Property for more information or to arrange an inspection.

**Rental/Rental Potential**

\$250 p/sqm

**Estimated Outgoings**

**Estimated Net Return**

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