



## 63-69 High Street, QUEANBEYAN 2620

RARE OFFERING - 13,640 SQM INDUSTRIAL LAND

Unit:	Type	Investment/Vacant Possession	Lettable Area sqm
	Industrial	Vacant Possession	13,640

### Location

The property is in a prime industrial precinct of East Queanbeyan. Easy access to Yass Road; perfectly situated for easy access to Sydney, Canberra and South Coast. Ideal for any large industrial user or a development site for an industrial park.

### Description

The property is a 13,640 sqm irregular shaped site which incorporates four (4) DP titles over the site. The site has kerb and guttering for four separate driveways to each title.

The site is relatively flat with a 1,420 sqm, high clearance, clear-span metal warehouse at the rear of the site. A 705 sqm administration-workshop-offices at the front of the property. The balance is used for industrial yard purposes of storage and manufacturing.

The property is offered vacant possession, and the vendor will accept delayed settlement of up to 18 months. With no plan of any future land releases for industrial property in Queanbeyan, this is a rare opportunity for an owner-occupier or developer to take advantage of the tight market and the unique potential sub-division of the site.

### Contact:

**Brett Barton**

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**Tender Closing Date:** Thursday, 20 June 2024

**Time:** 2:00 PM

**Submitted To:**

### Land Area

13,640 sqm

### Rental/Rental Potential

[www.bartonproperty.net.au](http://www.bartonproperty.net.au)

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Vacant

**Estimated Outgoings**  
\$63,000 rates/ land tax

**Estimated Net Return**  
Vacant