



6 Yallourn Street, FYSHWICK 2609

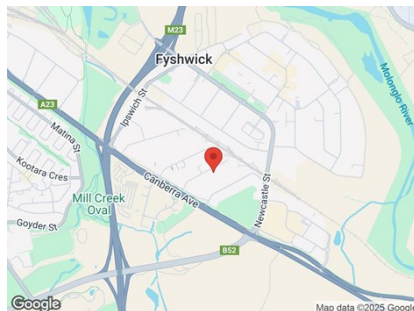
Large Clear Span Warehousing

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 1 & 2	1,578	\$190	\$300,000	Gross

All figures are exclusive of GST.

Location

Fyshwick, ACT, is a bustling commercial and light industrial hub located just minutes from Canberra's city center. Known for its diverse range of businesses, including retail outlets, warehouses, and service providers, Fyshwick is a key destination within Canberra.



Description

Available for lease from April, this prominent property offers 31 metres of street frontage on Yallourn Street, ensuring excellent exposure in the heart of Fyshwick. The site comprises two adjoining clear-span warehouses, each designed for optimal functionality and efficiency.

Constructed with steel frames and Colorbond corrugated external walls, both warehouses feature a 5.5-metre height, providing versatile space for industrial or bulk good users. The property is equipped with 3-phase power, office space, kitchenette and bathroom.

Building 1: 690 sqm
 Building 2: 888 sqm
 Total NLA: 1,578 sqm
 Block Size: 5,016 sqm, shared with four tenancies on-site
 Zoning: I22 – Industrial Mixed Use

The property includes approximately 10 car parks at the front, offering convenience for staff and visitors alike.

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With its high-clearance design, clear span, and strategic location, this property is ideal for businesses seeking a reliable and functional industrial space.

Don't miss this opportunity to secure a high-quality industrial property in Fyshwick. For more information or to arrange an inspection, contact us today!

Outgoings

Increases in Outgoings
above base year 30 June

Car Parking

Ample onsite