

For Lease

Barton

The Positive Partnership



9 Whyalla Street, FYSHWICK 2609

CENTRAL LOCATION HAVING LARGE WAREHOUSE AND OFFICE

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 1	643	\$210	\$135,000	Net
Unit 3	301	\$233	\$70,000	Net

All figures are exclusive of GST.

Location

Located on the fringe of Fyshwick off Canberra Avenue, Whyalla Street offers great flexibility for easy access into Fyshwick and links to Newcastle Street.



Description

Unit 1 clear span 643 sqm of high-clearance warehouse space, incorporating offices and break room over two floors, making it ideal for storage, warehousing. Unit 3 is 301sqm warehouse that features 3 phase power. The unit also comes with 396.7sqm of yard space directly outside the warehouse and has great truck access! More yard space can be made available for a negotiated price.

Property Highlights:

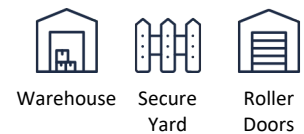
- Approx 580-880sqm of combined warehouse space
- Approx 63 -90 sqm of office and break room facilities
- High clearance + clear span
- Unit 1 Two x roller doors Unit 2 1 x Roller Door

Outgoings

Increases in Outgoings above base year 30 June

Car Parking

Ample onsite



Warehouse

Secure Yard

Roller Doors

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