# **For Lease**

# The Positive Partnership





## 69 Thurralilly Street, QUEANBEYAN 2620

Industrial Units with a Modern Design!

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 1	184	\$299	\$55,000	Gross
Unit 2	154	\$292	\$45,000	Gross
Unit 3	154	\$292	\$45,000	Gross
Unit 4	254	\$295	\$75,000	Gross

All figures are exclusive of GST.

#### Location

Centrally located in the Queanbeyan Industrial area just off Yass Road. Queanbeyan East is a strategically positioned offering convenient access to both Canberra and regional New South Wales. Located just 15 kilometres southeast of Canberra's central business district, this area benefits from seamless connectivity via major roadways including the Monaro Highway.

The site share's location with major national brands such as Tyrepower, BP, Queanbeyan Toyota, Kennards Hire, Supercheap Auto, Queanbeyan Toyota,

#### Description

Barton Commercial Property are pleased to exclusively offer 4 brand new tenancies for lease at 69 Thurralilly Street, Queanbeyan. This is the perfect opportunity for business's looking for a new premises in 2025 weather you are expanding, downsizing or start up.

Set to be completed in early 2025, what will be newly built facility setting the benchmark for industrial efficiency with versatile floorplans, with unit sizes from 154 sqm - 254 sqm with the ability to lease multiple units in one line.

- Built from colourbond cladding and tilt up concrete
- A mix of warehouse, showroom and mezzanine
- DA compliant bathrooms
- Roller Door Access

#### Contact:

Patrick Barton P 02 6282 9090 M 0459 690 788 E patrick@bartonproperty.net.au

**www.bartonproperty.net.au** P (02) 6282 9090 | A Unit 11, 8 Gladstone Street, FYSHWICK ACT 2609 | PO Box 395, FYSHWICK ACT 2609

The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information.

# For Lease



Mitre 10, Jayco Canberra and the Queanbeyan Motor Registry.

#### - Kitchenettes

- 3-phase power supply

- Allocated parking and truck access

Alse Estate Queanbeyan District Hospital Health Service Queanbeyan Queanbeyan Queanbeyan Queanbeyan Queanbeyan Queanbeyan Queanbeyan Queanbeyan Queanbeyan Queanbeyan

## Don't miss out on this exceptional opportunity! Contact Barton Commercial Property to learn more.

Outgoings

Increases in Outgoings above base year 30 June **Car Parking** Ample onsite

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