



## 69 Thurrallilly 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 Thurrallilly 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:

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Mitre 10, Jayco Canberra and the Queanbeyan Motor Registry.

- Kitchenettes
- 3-phase power supply
- Allocated parking and truck access

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

