



3/97 Pruen Road, Berrimah

Quality 352sqm office/warehouse - Berrimah

The subject property is 9 radial km's East of Darwin CBD and 7 radial km's North West of Palmerston CBD.

Berrimah is one of the original and most sought after industrial locations. Berrimah offers great access in all directions, positioned between the Stuart Highway and Tiger Brennan Drive.

Berrimah is a hub of industrial activity including a broad range of business, this location is easy to access for staff and also a convenient location for deliveries and dispatch to any location in the greater Darwin area.

Shed 3 is on the north eastern corner of the block and sits on the corner. The primary access to the property is a shared driveway off Pruen Road and there is a second exclusive driveway to Makagon Road.

The property includes 50sqm of air conditioned office at the front, the office is open plan, there is separate office to the right and a toilet and

FOR LEASE

Please Call

BUILDING AREA

352sqm

AGENTS

Ryan Doyle
0405 192 389
rdoyle@ljhnc.com.au

Lee Doyle
0403 348 243
ldoyle@ljhnc.com.au

AGENCY

North NT
(08) 8924 0977

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

kitchen. The warehouse is 302sqm, the shed is clearspan and has minimum internal clearance of 4 metres at the eaves and 5.3 metres at the apex. The shed is accessed by three sliding doors, one to the main driveway, one to the second driveway on Makagon Road and the other to the rear yard, these door provide good access and ventilation.

The shed includes ridge ventilation in the roof, and ventilation panels on the walls and is well lit with LED lights.

For more information please contact Ryan Doyle 0405 192 389 or Lee Doyle 0403 348 243 at LJ Hooker Commercial North.

MORE DETAILS

Property ID	WENGWU
Property Type	Industrial/Warehouse
Building Area	352 m2
Land Area	747 m2
Parking	5

Ryan Doyle 0405 192 389

Director | Commercial Sales & Leasing | rdoyle@ljhnc.com.au

Lee Doyle 0403 348 243

Director | Commercial Sales & Leasing | lidoyle@ljhnc.com.au

North NT (08) 8924 0977

Suite 1/25 Parap Road, PARAP NT 0820

northnt.ljhcommercial.com.au | reception@ljhookerdarwin.com.au

