



54 Export Drive, East Arm

Ideal Corporate Headquarters - East Arm

54 Export Drive is a 11,600 square metre parcel of Development (DV) zoned land. This site includes 107m of frontage to Export Drive, and the office/warehouse is 2,300sqm (approx.) over two buildings.

Building One, on the left hand side is identified as "Smart Energy Hub NT", it has been configured as serviced office accommodation, it includes 11 tenancies of various sizes and generous common areas including corridors, amenities and a presentation area. This building has a total GFA of 1,000sqm.

Building Two, is the same in its original structure although there has been an extension at the rear of a further 300sqm of warehouse and the building remains as a shed, the gross floor area of building two is 1,300sqm.

The balance of the site includes over 50 car parks and gardens plus some specialist equipment that was required for past uses. The current configuration of the external does not make full use of the available land for hardstand storage, in its current configuration we estimate there is 2,000sqm available as functional hardstand.

FOR SALE/LEASE

\$4,950,000 (excl. GST) / \$400,000 nett + GST p.a.

BUILDING AREA

2,300sqm

AGENTS

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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

Asking price - \$4,950,000 (excl. GST).
Asking rental - \$400,000 nett p.a. (excl. GST).

For a detailed Information Memorandum please contact Lee Doyle
0403 348 243 or Ryan Doyle 0405 192 389 at LJ Hooker Commercial
North.

MORE DETAILS

Property ID	W8WGWU
Property Type	Industrial/Warehouse Offices
Building Area	2300 m ²
Land Area	11600 m ²
Parking	50

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