



25/11 Lorn Road, Queanbeyan

First Class Factory Unit

LJ Hooker Queanbeyan | Jerrabomberra | Googong is proud to present for sale 25/11-13 Lorn Road, Queanbeyan.

Ideally positioned in the popular West Queanbeyan industrial precinct, this quality factory unit is just 10 minutes from Fyshwick and forms part of a well-maintained complex of 28 units.

With tilt concrete slab construction, the unit offers excellent internal height and a clear-span layout. Access is easy via a large front roller door and separate pedestrian entry.

- " Approx. 179m² of ground floor warehouse space
- " Approx. 52m² of heavy weight bearing mezzanine
- " Approx. 23m² upstairs office with split-system air conditioning
- Ground floor amenities include two toilets, a shower, and a kitchenette
- Three allocated car spaces at the front

QPRC Rates approx. \$860/Qtr
Body Corporate Levies approx. \$1,005/Qtr

The vendor has undertaken significant upgrades to the unit's electrical system, now offering 3-phase power-ideal for businesses requiring higher capacity machinery, improved energy efficiency, and reliable

FOR SALE
\$816,750

BUILDING AREA
254sqm

AGENTS

Peter Stumbles
0418 630 002
peter.stumbles@ljhooker.com.au

AGENCY

LJ Hooker Queanbeyan | Jerrabomberra
| Googong
02 6297 3333

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.



performance.

Well suited to a range of businesses, this property is ready to occupy or lease out. Contact Peter Stumbles at LJ Hooker to arrange your inspection today.

MORE DETAILS

Property ID	CYNHXS
Property Type	Industrial/Warehouse
Building Area	254 m2
Outgoings	\$7,460.00
Parking	3

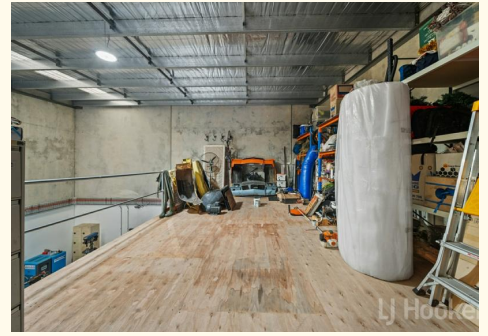
Peter Stumbles 0418 630 002

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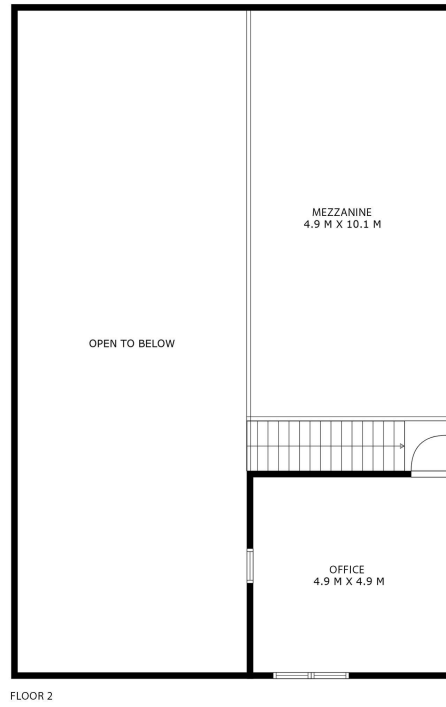
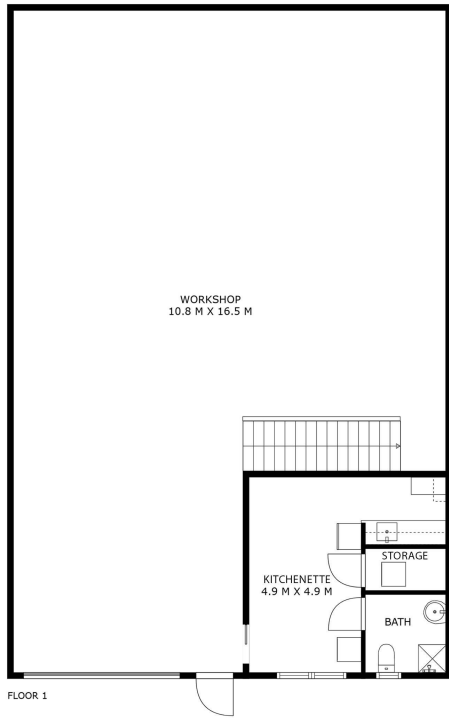
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Approx. total area: 38m²  N

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.