



Outline indicative only



## 53 Charbooday Drive, YOUNGTOWN, TAS 7249

### Brand New Warehouse

Elders Commercial is pleased to present 3/53 Charbooday Drive, Youngtown. The warehouse is an outstanding opportunity for occupiers seeking high-quality industrial space in one of Launceston's most tightly held precincts.

**TYPE:** For Lease

**INTERNET ID:** SU114470

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Key property features:

- Constructed from concrete tilt panel and colorbond, the building provides a durable, low-maintenance structure.
- The clearspan warehouse includes an internal clearance of 6m\*, and features a 3.5m\* high electric roller door.
- 187sqm\* total lettable area, including 35sqm\* office with kitchenette and bathroom.
- General Industrial zoning.
- Two onsite car parks plus visitor parking
- The whole complex is securely fenced.

The Warehouse is due for completion in the coming months.

Please contact Fletcher Seymour for more information or to arrange an inspection.

- Commercial Type:
- Building Area: 187.00 square metres
- Zoning: General Industrial

**RENTAL DETAILS**

**Rent / Lease:**

**Contact Agent**

**CONTACT DETAILS**

**SURGA Launceston**

54 Cameron Street  
LAUNCESTON, TAS  
03 6333 7888

**Fletcher Seymour**

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