



## 53 Charbooday Drive, YOUNGTOWN, TAS 7249

### Brand New Warehouse

Elders Commercial is pleased to present 4/53 Charbooday Drive, Youngtown - For Sale. The warehouse is an outstanding opportunity for owner occupiers or investors seeking high-quality industrial space in one of Launceston's most tightly held

**TYPE:** For Sale

**INTERNET ID:** SU114638

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.

precincts.

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 6 m\*, and features a 3.5 m\* high electric roller door.
- 207 sqm\* total lettable area, including 39 sqm\* office with kitchenette and bathroom.
- General Industrial zoning.
- Two onsite car parks plus visitor parking
- The whole complex is securely fenced.

Investors should be comforted by the strong leasing enquiry for property in this location.

The Warehouse is due for completion in the coming months.

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

\*Approximate

- Commercial Type:
- Building Area: 207.00 square metres
- Zoning: General Industrial

#### SALE DETAILS

Contact Elders  
Commercial

#### CONTACT DETAILS

**SURGA Launceston**  
54 Cameron Street  
LAUNCESTON, TAS  
03 6333 7888

**Fletcher Seymour**  
0477 036 750



