



## 295 Cambridge Road, MORNINGTON, TAS 7018

Brand-New Industrial Warehouse in Mornington's Tightly Held Precinct

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Unit 3 presents 316 sqm\* of newly constructed, high-quality light industrial space in one of Hobart's strongest commercial locations. Purpose-built with tilt-panel construction, the unit features a high-clearance interior, clean finishes, and integrated office, kitchenette, and bathroom facilities. The secure gated environment and dedicated car parking provide peace of mind for staff and clients alike.

The site's location, only 8 km\* from the CBD and minutes to Hobart Airport, makes it a prime choice for logistics, trade, or service operators. With direct access to the Tasman Highway and South Arm Highway, the connectivity is unmatched. Tenants will also benefit from proximity to national brands and essential services, strengthening the appeal of this highly sought-after Mornington industrial hub.

Key Features include:

- 316 sqm\* brand-new tilt-panel warehouse
- Office, kitchenette & bathroom included
- Secure gated complex with allocated car parking
- Strong signage potential for business exposure
- Prime location with direct access to arterial roads

For all enquiries or to arrange an inspection, contact James Black or George Burbury.

\*Approximate

- Land Area 5,602.00 square metres
- Commercial Type:
- Building Area: 316.00 square metres
- Zoning: Light Industrial

**TYPE:** For Lease

**INTERNET ID:** SU114766

#### CONTACT DETAILS

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