



**BEARD**  
5/7 Tantalum Street

80 sqm

## Perfect Compact Warehouse

**\$22,000 per annum**

Welcome to a storage opportunity for both personal and business needs – a compact 80sqm warehouse nestled in the heart of Beard!

### Key Highlights:

- 80sqm unit with 41 sqm storage area and 39 sqm fitted out office space on the mezzanine
- 2.1\*2.1m (approx.) roller door
- 3 phase power
- warehouse clearance height of circa 2.1 meters
- common toilets at the entrance to the building complex
- electric security gate at the entrance

<b>Property ID</b>	L23986767
<b>Property Type</b>	Industrial/Warehouse
<b>Building / Floor Area</b>	80

### AGENT

**Mark Nicholls**

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Whether you're a business in need of a strategic storage location or an individual seeking a secure space for your personal belongings and a small office, this property in Beard is a great solution!

For more information or to schedule viewing please contact Raine & Horne Commercial Canberra.