

Raine&Horne. Commercial

MAJURA
209 Majura Road

1000 - 30631 sqm

Strategically Located Transport Depot

\$40 - \$50 depending on lot size and lease term

Raine & Horne Commercial Canberra are pleased to offer this significantly sized and strategically located land parcel of land for lease, which is ideally suited to a number of uses including transport depot, vehicle storage & ancillary uses.

209 Majura Road is ideally located off Majura Parkway which was completed in 2016 to create a dual carriageway bypass around the eastern part of Canberra linking the Federal Highway to the north with the Monaro Highway to the south. 209 Majura Road is situated within close proximity to Canberra Airport, Majura Park Shopping Centre, Fyshwick and the rapidly growing region of Gungahlin.

The site itself is a 30,631sqm flat parcel of land boasting a huge frontage of approximately 550 meters, securely fenced with a mixture of Colourbond panels and wire fencing and accessed via a welcoming heavy vehicle entryway comprising an electronically operated, keypad controlled, sliding steel gate.

209 Majura Road currently comprises mostly hardstand yard plus a single-level building (previously used as a dwelling and now utilised as offices), ancillary workshops and a number

Property ID	L32041565
Property Type	Industrial/Warehouse
Building / Floor Area	1000 - 30631
Land Area	30631.0 sqm

AGENT

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of stacked shipping containers (currently set up as air-conditioned offices) with a central shaded concrete area providing staff amenities. Note, all existing infrastructure can be removed, if required by an incoming tenant.

209 Majura Road ideally lends itself to a single occupier in the vehicle storage or transport & logistics industry, however there are options to subdivide the site into multiple smaller lots from circa 1,000sqm. The site will ideally be leased to a single tenant with the existing infrastructure in place, however discussions can be entered into with regard providing concrete or asphalt hardstand and ancillary warehouse / workshop / office space, if required.

The permitted use under the Crown Lease is 'Transport Depot' which is defined under the 2008 Territory Plan as " the use of land for the parking or storage of motor vehicles used in connection with a commercial or industrial transport undertaking".

Rental are as follows:

- Lots under 1,000sqm: \$50/sqm per annum +GST
- Lots between 1,000sqm – 3,000sqm: \$40/sqm per annum +GST
- Air-conditioned offices: \$100/sqm per annum +GST
- Lots over 3,000sqm: Let's talk!

For further information or to arrange a private inspection, please contact the exclusive listing agents at Raine & Horne Commercial Canberra.