

# Raine&Horne® Commercial

HUME  
2/32 Raws Crescent

648 sqm

## Office & Warehouse with Drive-Through Access

### Rent Negotiable

Raine & Horne Commercial are pleased to exclusively offer Unit 2, 32 Raws Crescent, Hume for lease.

Ideally located in Central Hume, just off the Monaro Highway, this impressive strata-titled industrial unit combines a modern office fitout with a high-clearance warehouse – perfect for a wide range of industrial, manufacturing, or warehousing users.

Positioned at the rear of the complex, the unit enjoys drive-through access from Raws Crescent, excellent signage potential, and on-site parking directly in front of the premises.

#### Key Features:

- • • Modern office accommodation – approx. 240sqm • • •
- Welcoming reception area, lunchroom, and amenities
- Mix of open-plan and partitioned offices over two levels

<b>Property ID</b>	L37370824
<b>Property Type</b>	Industrial/Warehouse
<b>Building / Floor Area</b>	648

#### AGENT

**Mark Nicholls**

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- Ducted air-conditioning, carpeted floors, and grid ceilings
- Upper-level windows overlooking the warehouse for natural light and visibility
- • • High-clearance warehouse – approx. 408sqm • •
- Clear-span design with concrete flooring
- High-bay lighting and skylights for excellent natural light
- Electronically operated roller doors (3.7m H x 3.5m W) and swing door access on both sides
- Drive-through capability directly from Raws Crescent into the rear yard
- • • Additional highlights • • •
- Security alarm system
- Great exposure and signage opportunities
- Functional layout suited to a variety of business operations

Offering a total combined area of approximately 648sqm, this versatile property provides the ideal balance of premium office space and practical warehouse functionality in one of Canberra's most tightly held industrial hubs.

Contact the exclusive agents at Raine & Horne Commercial to arrange a private viewing.