

# Raine&Horne® Commercial

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HUNTINGFIELD  
4/17 Ascot Drive

204 sqm

2 

## Brand New Warehouse with Prime Road Frontage

### Contact Agent

This brand-new warehouse offers an outstanding leasing opportunity within the tightly held Huntingfield industrial precinct, combining modern construction with excellent exposure and functionality.

Comprising approximately 204 sqm of high-clearance warehouse space, the property features a 5.5-metre roller door providing easy access for deliveries, trade vehicles, and storage requirements. The layout is further enhanced by a dedicated kitchenette and toilet, allowing for immediate occupation with minimal fit-out required.

With prominent road frontage, the warehouse benefits from strong visibility and signage potential, while on-site car parking ensures convenient access for staff and clients.

For tenants seeking additional space, the owner is willing to construct a mezzanine level at an agreed additional cost per square metre, offering flexible expansion for office, storage, or workspace requirements.

Positioned in one of Southern Tasmania's most in-demand industrial locations, the property

Property ID	L39031370
Property Type	Industrial/Warehouse
Building / Floor Area	204
Car Spaces	2

### AGENT

#### Lincoln Street

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enjoys excellent connectivity to major arterial routes and surrounding commercial hubs, making it ideal for a range of light industrial, trade, storage, or distribution users.

A rare opportunity to secure a brand new, high-quality industrial facility in a tightly held precinct, with the flexibility to tailor the space to suit your business.