



LEASED LEASED

Industrial/Warehouse

7 Pruen Road, Berrimah, NT 0828

Floor Area: 4,999 m²

Land Area: 1.89ha (4.67 acres)
(approx)

Property Description

- **Purchase for less than replacement cost**
- **Fantastic central location**
- **Great flexibility with the improvements**

NTC Property are delighted to offer 7 Pruen Road, Berrimah to the market for sale and/or lease. Situated in the epicentre of metropolitan Darwin, the property benefits from easy access to all major arterial roads including but not limited to the Stuart Highway, Berrimah Road, Vanderlin Drive and Tiger Brennan Drive.

The property sits on a large 18,900sqm site and has approx. 7,705sqm of improvements and is offered with vacant possession

Other attributes include approx. 5 - 7.2m high clearance or the dry warehouse, sprinkler system, 4 working loading docks to the cold stores and full drive around access for heavy vehicles.

The property has recently undergone a refurbishment including wet areas, warehouse (LED lighting), offices and general aesthetic upgrades

The property is ideal for astute investors, owner occupiers, future tenants and/or potential developers.

The property is being offered for sale for far less than replacement cost ...

For Sale or Lease

For Sale: \$6,500,000 For Lease:
\$480,000
Plus Outgoings

Additional Details

Building
Whole

Municipality
Darwin

Zoning
General Industry

Parking Comments
Ample onsite car parking



Nigel Sharp

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