



177 Combo Road, MARYVALE, NSW 2820

Strategic Grain Storage & Agribusiness Infrastructure

Positioned in the heart of Central West NSW, this substantial 28,000* tonne grain storage and handling facility at 177 Combo Road, Maryvale offers an exceptional opportunity to secure a key piece of agribusiness infrastructure. Sitting on 2.78 hectares of RU1-zoned land, the property features heavy-duty concrete and steel silos, conveyor and elevator systems, and full B-double access, making it an ideal hub for high-volume grain receipt, handling, and distribution.

Strategically located between Dubbo, Wellington and Mudgee, the site is perfectly placed within one of the state's most productive grain-growing regions. With excellent transport connectivity via the Mitchell and Newell Highways and proximity to Dubbo's freight and logistics services, this facility is well-positioned to support growers, marketers and agri-logistics operators seeking scalable storage and long-term supply chain efficiencies.

Available with flexible deal structures - including outright sale, long-term lease, or lease-to-purchase - this is a rare chance to acquire a turnkey facility in a market where independent storage and handling solutions are in increasing demand.

Building Area: 4,660 m² (approx.)

Land Area: 2.780 Hectares

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P182867

SALE DETAILS

**EOI Close: 12:00 pm
Wednesday 24
September 2025**

CONTACT DETAILS

Anthony Chapman
0408 413 273

Zoning: RU1 Primary Production

EOI Close: 12:00 pm Wednesday 24 September 2025

- Commercial Type:
- Building Area: 12.00 square metres







