



## 1 & 2/4 Tannery Road, DUBBO, NSW 2830

### Strategically Positioned Industrial Warehouse

Positioned in a well established industrial precinct, this versatile warehouse presents an exceptional leasing opportunity for businesses seeking convenience, accessibility & functionality. The property offers a generous warehouse space with high clearance, ensuring suitability for a wide range of uses including storage or distribution. Its layout includes large roller door access for efficient loading & unloading, with ample on-site parking.

The property benefits from convenient road access within Dubbo's established industrial precinct. Its location provides connectivity with the Newell Highway. Opportunity to lease both Lots.

Building Area Lot 1: 1,039 m<sup>2</sup> plus Skillion cover 119 m<sup>2</sup> (approx.)

Lot 2: 1,037 m<sup>2</sup> (approx.)

Rent Lot 1: \$75,000 per annum plus GST

Lot 2: \$75,000 per annum plus GST

Lease Terms: 2 to 5 years

**TYPE:** For Lease

**INTERNET ID:** 300P185395

### RENTAL DETAILS

#### Rent / Lease:

**\$75,000 per annum  
plus GST**

### CONTACT DETAILS

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**Anthony Chapman**  
0408 413 273

Outgoings: Lessee to reimburse increases over the base year of 2024/25

Zoning: E5 Heavy Industrial

- Commercial Type:
- Building Area: 120.00 square metres



