



## 2/16 Roper Street, DUBBO, NSW 2830

### Functional Warehouse with Office in North Dubbo

Discover a modern and versatile warehouse facility positioned in the well regarded North Dubbo industrial precinct. This high-clearance warehouse offers excellent functionality for a wide range of industrial, trade or storage uses, featuring large sliding entry doors that allow easy vehicle access and efficient loading. The property is equipped with 3-phase power, internal amenities and a comfortable air conditioned office, creating a practical and productive work environment for staff and operations.

The site is securely fenced with a gravel driveway, ensuring convenient maneuverability for vehicles and added peace of mind for day to day business activities. Its strategic location just off the Newell Highway (Bourke Street) provides exceptional connectivity to one of Dubbo's major arterial routes, supporting seamless access for freight, clients and suppliers.

Building Area: 225 m2 (approx)

Rent: \$20,244 per annum plus GST

Lease Terms: 2 to 5 years

Outgoings: Nil

**TYPE:** For Lease

**INTERNET ID:** 300P190301

#### RENTAL DETAILS

**Rent / Lease:**

**\$20,244 per annum  
plus GST**

#### CONTACT DETAILS

**Anthony Chapman**  
0408 413 273

Zoning: E4 General Industrial

- Commercial Type:
- Building Area: 225.00 square metres





