



## 3/72 River Street, DUBBO, NSW 2830

### High-Exposure Warehouse/Showroom in North Dubbo

Strategically positioned on a prominent North Dubbo industrial strip, this versatile concrete warehouse/showroom offers excellent exposure and accessibility, located immediately off the Newell Highway (Bourke Street). The property features a functional layout ideal for warehousing, distribution, or showroom purposes, complemented by ample on-site parking and a durable concrete hardstand surrounding the building. High clearance interiors and wide access points allow for efficient movement of goods and vehicles, while the

solid construction ensures low maintenance and long-term durability.

Its location places it in close proximity to key industrial and commercial services, providing strong connectivity to Dubbo's main transport routes and local business precincts. Suitable for a range of commercial operators seeking a practical and professional space, this property combines convenience, visibility, and functionality, making it a standout opportunity in North Dubbo's growing industrial market.

Building Area: 299 m<sup>2</sup> (approx.)

Rent: \$36,000 per annum or \$692 per week plus GST

Lease Terms: 2 to 5 years

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 Lease

**INTERNET ID:** 300P191003

#### RENTAL DETAILS

**Rent / Lease:**

**\$36,000 per annum or  
\$692 per week plus  
GST**

#### CONTACT DETAILS

**Joseph Walkom**  
0419 101 854

Outgoings: 100% Council Rates and charges Water, sewer and trade waste charges, Management Fees and Strata Levies

Zoning: E4 General Industrial

- Commercial Type:
- Building Area: 299.00 square metres

