



## 22, 24 - 2 Old Bourke Road, COBAR, NSW 2835

### Prime industrial land

An outstanding opportunity presents to secure Industrial land complete with a 21m\* x 9m\* shed with power along the Old Bourke Road within the established Cobar Industrial area.

These three adjoining parcels of land positioned on a generous 4052.4sqm\* site area offer flexibility for owner occupiers, developers or Investors looking to capitalise on Cobar's growing demand for Industrial space or expand their Industrial operations.

Strategically positioned in close proximity to the CBD offering seamless connectivity to major transport routes and the mining sector.

### Key points:

Zoning E4 General Industrial - Allows a diverse range of industrial, warehouse, logistics and related land uses (STCA)

21m\* x 9m\* shed with power, high roller door access and toilet

Site area - 4052.4sqm\*

**TYPE:** For Sale

**INTERNET ID:** 300P191204

### SALE DETAILS

**\$395,000**

### CONTACT DETAILS

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**Shara Suckling**  
0418 600 221

Town water supply & rainwater tank

10kw Solar system

Ability for semi-trailer turn around

Rates - \$2,723.80 pa - rating year 2025/26

Disclaimer: information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchaser should exercise their judgement.

- Land Area 4,052.00 square metres
- Commercial Type:
- Building Area: 189.00 square metres

