



149A Fitzroy Street, DUBBO, NSW 2830

Industrial Facility with Multiple Improvements on Large Site

Positioned within a well-established North Dubbo precinct, this property comprises a total building area of approximately 441 m², together with additional mezzanine space of approx. 38 m² and additional older shed of approx. 166 m² set on a combined site area of approx. 5,020 m². Improvements include office and warehouse accommodation (approx. 366 m²), mezzanine storage (approx. 38 m²), new shed (approx. 75 m²), and additional older shedding (approx. 166 m²).

The property offers a functional layout with a mix of office, warehouse and storage improvements, supported by multiple sheds providing flexibility for a range of uses. The expansive site area allows for ample on-site parking, storage or hardstand, and is suited to a variety of industrial or trade-based occupiers. Zoned R1 General Residential, existing use rights apply. Previously used for caravan sales, repairs and storage.

Building Area: 441 m² (approx.)

Land Area: 5,020 m² (approx.)

Rent: \$80,000 per annum or \$1,538.46 per week Plus GST

TYPE: For Lease

INTERNET ID: 300P193893

RENTAL DETAILS

Rent / Lease:

**\$80,000 per annum or
\$1,538 per week plus
GST**

CONTACT DETAILS

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Joseph Walkom
0419 101 854

Lease Terms: Minimum 2 years

Outgoings: Lessee to reimburse Outgoings

- Available Now
- Land Area 5,020.00 square metres
- Commercial Type:
- Building Area: 441.00 square metres





