



## 5/11 Asset Way, DUBBO, NSW 2830

### Modern Industrial Warehouse For Lease

A near-new concrete tilt-up warehouse unit located within the highly regarded Blueridge Business Park. This modern industrial unit offers an efficient and functional layout and is well suited to a wide range of trade, storage and light industrial users seeking a high quality premises in a tightly held industrial precinct.

The approximately 150 m<sup>2</sup> warehouse includes shower and bathroom amenities, excellent on-site accessibility, an automatic roller door and provision for future office fit-out, allowing incoming tenants the flexibility to customise the space to suit their operational requirements.

Neighbouring and nearby businesses include Bunnings Warehouse, Yamaha Motor Australia, Jayco Australia, Midwest Foods and Devils Hollow Brewery. The property is strategically positioned approximately 400 metres from the Mitchell Highway, providing convenient access to major transport routes and the broader Dubbo industrial and commercial precincts.

Building Area: 150 m<sup>2</sup> (approx.)

Rent: \$20,000 per annum or \$384 per week plus GST

Lease Terms: 3 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:** 300P194138

#### RENTAL DETAILS

**Rent / Lease:**

**\$20,000 per annum or  
\$384 per week plus  
GST**

#### CONTACT DETAILS

**Anthony Chapman**  
0408 413 273

Outgoings: Lessee to reimburse Council Rates and charges Water, sewer and trade waste, Strata Levies and Building Insurance

Zoning: E3 Productivity Support

- Available Now
- Commercial Type:
- Building Area: 150.00 square metres



