



## 1/14 Asset Street, DUBBO, NSW 2830

### Premium Industrial Warehouse with Extensive Mezzanine & Office

Position your business within the highly regarded Blueridge Business Park at Unit 1, 14 Asset Way, Dubbo. This quality industrial premises offers a high-clearance warehouse space, complemented by an additional estimated 115m<sup>2</sup>\* of mezzanine, office and storage accommodation, providing significantly more usable space than a typical industrial unit of this size. The existing fit-out includes a welcoming reception, private office, dedicated meeting/testing room, storeroom and two substantial mezzanine areas, creating a practical and professional working environment. The clear-span warehouse features excellent internal clearance, large roller door access and abundant natural light, making it ideal for trade, warehousing, logistics, technology, light manufacturing and service-based businesses. Incoming tenants will benefit from a comprehensive security system featuring CCTV, alarm, electronic access control and stainless steel security screens on all windows, providing exceptional protection and peace of mind. Complete with four onsite car parks

and excellent access to major transport routes.

Building Area: 240 m<sup>2</sup> plus 115 m<sup>2</sup> additional mezzanine space (approx.)

Rent: Contact Agent

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:** 300P198650

**RENTAL DETAILS**

**Rent / Lease:**

**Contact Agent**

**CONTACT DETAILS**

**Anthony Chapman**  
0408 413 273

Outgoings: Lessee to reimburse Outgoings

Zoning: E3 Productivity Support

- Commercial Type:
- Building Area: 320.00 square metres

