



## 86 River Street, DUBBO, NSW 2830

### Prime Industrial Land – North Dubbo Location

A rare and valuable opportunity to acquire a substantial industrial landholding in one of Dubbo's most established and high performing industrial precincts. Positioned in the sought-after River Street industrial area, this 7,803 m<sup>2</sup> vacant site offers outstanding development potential in a tightly held location surrounded by long-standing & successful industrial & trade businesses.

Strategically located just off the Newell Highway (Bourke Street), one of the main freight and commercial arterials through Dubbo, the property provides excellent accessibility for transport operators, manufacturers, service trades or storage based businesses seeking a well connected industrial base.

The generous land area, level topography and wide street frontage make this site ideal for a range of industrial uses, with the flexibility to custom design facilities to suit your business or investment goals. Whether you're an owner occupier or developer, this is a rare opportunity to secure land in a location where availability is increasingly scarce.

Land Area: 7,803 m<sup>2</sup>

Zoning: E4 General Industrial

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 Sale

**INTERNET ID:** 300P179214

#### SALE DETAILS

**\$1,100,000 plus GST**

#### CONTACT DETAILS

**Anthony Chapman**  
0408 413 273

Price: \$1,100,000 plus GST

- Land Area 7,803.00 square metres
- Commercial Type:



