



DUBBO
3 Commercial Avenue

392 sqm

Outstanding Showroom/Warehouse For Lease

\$79,000 per annum plus GST

Brand new immaculate Showroom/Warehouse For Lease right at the entry to the prestigious Blueridge Business Park. Now completed and available to occupy immediately. Features include:

- 394* sqm lettable area consisting of: 132* sqm of Showroom and amenities, 152* sqm of Warehouse and 110* sqm of mezzanine Office.
- High Clearance (6*m) warehousing with Auto Roller Door.
- Modern Functional design with Double Glazed windows and secure Concrete Tilt Panel construction.
- Reverse Cycle Air Conditioning.
- Smart LED Lighting.
- Magnificent first floor Office overlooking the entry to Blueridge Business Park and the new

Property ID	L28324143
Property Type	Showrooms/Bulky Goods
Building / Floor Area	392

AGENT

Joe Burgun

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Bunnings development.

- Flexible E3 Productivity Support Zoning suitable for Showroom/ Specialty Retail / Warehousing/ Office and more (STCA).
- Surrounded by national tenants including Bunnings, Mainfreight, McDonalds, Petbarn, Jayco and Yamaha.

Zoning: E3 Productivity Support

Lettable Area: Approx. 392 sqm

Lease Term: 3 to 5 years

Rent: \$79,000 p.a or \$1,519.23 per week + GST

Outgoings: Lessee to reimburse a proportionate share of Outgoings

Contact the exclusive listing agents Joe Burgun (0418 649 871) or Thomas Haylock (0400 372 389) at Raine & Horne Commercial Dubbo for more information.

*approximate