DUBBO
10 Capital Drive

800 sqm   11

Brand New Industrial Warehouse Investment

Auctioned for $1,410,000 (Apr 10, 2025)

Raine & Horne Commercial Dubbo is delighted to offer 10 Capital Drive Dubbo for sale by way of Public Auction on Thursday, 10 April 2025.

This brand-new industrial warehouse, completed in 2024, includes a spacious warehouse, office space, large skillion awning and secure gated yard, making it an ideal location for a variety of businesses. Boasting a new 3 year lease plus Options to August 2033 with a Net Income of $80,000 per annum and compounding fixed 3% annual rent increases, this is a prime investment opportunity not to be missed.

Investment Highlights

• Net Income $80,000 per annum with compounding fixed 3% annual rent increases.

• Investor friendly net lease with tenant paying all usual outgoings.

• Secure new 3 year lease plus options to August 2033.

Property ID	L31616865
Property Type	Industrial/Warehouse
Building / Floor Area	800
Car Spaces	11
Land Area	2474.0 sqm

AGENT

Joe Burgun

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• Modern 800* sqm, metal clad industrial warehouse with offices, warehouse, skillion and secure yard.

• Positioned in Blueridge Business Park with easy access Easy access to the Mitchell Highway (Wellington Road) – a state road and sub-arterial route linking between Dubbo and Sydney.

• Dubbo, home to 55,894* people, the Dubbo region supports 26,650* jobs and has an annual economic output of $8.620 billion*

• Newly Constructed in 2024, ensuring substantial depreciation benefits and low maintenance costs for the investor in the immediate future.

• Surrounded by national tenants including Bunnings, McDonalds, KFC, Jayco, Yamaha, Motoserve and Findex

• Highly flexible E3 Productivity Support Zoning

For more information, please contact the exclusive selling agents Joe Burgun (0418 649 871) or Thomas Haylock (0400 372 389) at Raine & Horne Commercial Dubbo.

*Approximately