

# Raine&Horne.<sup>®</sup> Commercial

DUBBO  
4 McKenzie Street

1247 sqm

## Rare Industrial Warehouse/Cold-Storage Opportunity

Sold

Raine & Horne Commercial Dubbo is proud to offer 4 McKenzie Street Dubbo for sale by way of Public Auction on Thursday, 22 May 2025.

This fantastic warehouse being offered with vacant possession includes a 1,247\* sqm metal-clad warehouse situated on a substantial 4,050\* sqm land parcel. Zoned E4 General Industrial, the expansive site provides ample space for industrial operations, logistics and distribution businesses cold storage facilities and more (STCA). Located on an approved B-Double access route, with excellent connectivity to regional and national transport networks and close proximity to Dubbo's business district, this is a unique opportunity to acquire a rare industrial asset in Dubbo's thriving commercial market.

- Flexible Floor Plan: 1,247\* sqm Warehouse split into two factory units of 801\* sqm and 446\* sqm allowing for 1 or multiple users.
- Established Infrastructure: Fully equipped with essential utilities including Solar System, 3 Phase Power, Cold storage facilities, office, amenities and mezzanine storage.

Property ID	L33452703
Property Type	Industrial/Warehouse
Building / Floor Area	1247
Land Area	4050.0 sqm

### AGENT

Joe Burgun

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- **Strategic Freight and Logistics Link:** Ideally situated on an approved B-Double access Route with excellent easy access to major transport routes, including Mitchell Highway and Newell Highway.
- **Flexible E4 General Industrial Zoning:** previously operated as a cold storage facility the Zoning offers the potential for numerous industrial, warehouse, logistics and related land uses and diverse development opportunities (STCA).
- **Large Freehold Site Area:** Positioned on a generous land holding of 4,051 sqm, with a mixture of concrete and blue metal hardstand unloading and fenced yard area.
- **Dubbo:** A strategic regional city in NSW, home to 55,894\* residents and serves as the primary service hub for the Central West, supporting 26,650\* jobs and has an annual economic output of \$8.620\* billion .

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