

Raine&Horne.[®] Commercial

DUBBO
141 Fitzroy Street

368 sqm

Rare Free Standing Industrial Warehouse and Yard

Contact Agent

Raine & Horne Commercial Dubbo is proud to offer 141 Fitzroy Street Dubbo For Sale.

An outstanding opportunity awaits owner-occupiers, investors, and developers at 141 Fitzroy Street. This versatile property being offered with vacant possession, comprises a free standing metal clad warehouse with 386sqm* of total floor area, including mezzanine office amenities, situated on a generous 2,023sqm* landholding.

Key Features:

- Metal Clad Warehouse space with concrete flooring, hanger door access and three phase power.
- Modern Ground Floor Office space featuring reception area, 2 offices plus kitchenette & amenities.
- Mezzanine office space featuring a board room and additional office/storage space.

Property ID	L34753977
Property Type	Industrial/Warehouse
Building / Floor Area	368
Land Area	2023.0 sqm

AGENT

Joe Burgun

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- Generous 2,023* sqm land holding with abundant yard area and ample onsite parking.
- Zoned R1 General Residential, the site offers long-term redevelopment potential (STCA), whilst currently being utilised for light industrial use .
- Strategically situated in the sought-after North Dubbo Industrial area with 20m* frontage to Fitzroy Street the location offers excellent connectivity with close proximity to the Newell and Golden Highways.
- Prominent nearby businesses including Coates Dubbo, Australia Post, Hannaford Tyre and Suspension, Furney's Building Industries, Dubbo City Toyota and more

ZONING: R1 General Residential

SITE AREA: 2,023 sqm*

TOTAL FLOOR AREA: 368* sqm consisting of:

- Warehouse = 223sqm*
- Ground Floor Office = 80sqm*
- Mezzanine Boardroom and storage = 65sqm*

Whether you're expanding your operations, establishing a new base, or seeking a strategic addition to your investment portfolio, this rare offering combines functionality, location, and upside.

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