

# Raine&Horne® Commercial

DUBBO  
4/1 Capital Drive

233 sqm

3 

Modern, High-Exposure Industrial Unit in Blueridge Business Park

Contact Agent

Raine & Horne Commercial Dubbo is delighted to present 4/1 Capital Drive, Dubbo For Sale. Strategically positioned on the prominent corner of Blueridge Drive and Capital Drive, this modern concrete tilt panel warehouse boasts outstanding street presence and maximum exposure.



This versatile property features high-quality finishes and thoughtful design, perfectly suited to a wide range of business uses within the sought-after E3 Productivity Support zone. Whether you're looking to occupy or invest, this is a rare chance to secure a prime position in one of Dubbo's newest and most desirable commercial precincts.

Blueridge Business Park is Dubbo's premier commercial and industrial destination, offering easy access to major arterial roads and a thriving community of established businesses. With a flexible zoning that caters to industrial, specialty retail, and commercial office uses (STCA), this is an opportunity not to be missed.

Key Features

Property ID	L35037051
Property Type	Industrial/Warehouse
Building / Floor Area	233
Car Spaces	3
Land Area	287.0 sqm

AGENT

Joe Burgun  
 0418 649 871  
 joe@rhdubbo.com.au

- 233sqm\* building area with flexible open plan layout
- CC and Strata approved for 2 units
- Three (3) on-site car spaces for staff and customers
- Eye-catching façade with aluminium waterfall modular awnings and striking 150mm blade louvers
- Double glazed windows for thermal efficiency and acoustic comfort
- Internal toilet with kitchenette and 50L hot water system
- In-ground capped plumbing ready for second toilet
- LED lighting and common area CCTV surveillance system included
- Conduit provision for high-speed NBN connectivity
- Surrounded by high-profile neighbours including Bunnings, McDonald's, KFC, Mainfreight, Findex, NSW Health, Honda, Yamaha and Jayco.

Don't miss your chance to secure a high-profile industrial property in one of regional NSW's fastest growing commercial precincts.

Contact the exclusive agents Joe Burgun (0418 649 871) or Thomas Haylock (0400 372 389) at Raine & Horne Commercial Dubbo today to request further information or to arrange a site inspection.

\*Approx.