

# Raine&Horne. Commercial

DUBBO  
2/68 Fitzroy Street

1276 sqm

12 

## Premier Industrial Warehouse with Dual Frontage

\$178,640 per annum + GST

Newly built in 2023, this modern industrial warehouse offers 1,276 sqm of premium clear-span space with unrivalled flexibility. Constructed with durable concrete tilt-panel walls and designed for maximum utility, the building features complete drive-thru access with excellent ingress and egress points, accessible from both Fitzroy Street at the front and Downton Drive at the rear.


### Key Features:


- 1,276\* sqm gross lettable area.
- Potential to divide into 2 × 638\* sqm or 4 × 319\* sqm units.
- 4 automatic roller doors for front and rear drive-thru access.
- Modern Concrete Tilt-panel construction for durability and energy efficiency.
- 12 on site car spaces.

Property ID	L30835328
Property Type	Industrial/Warehouse
Building / Floor Area	1276
Car Spaces	12

### AGENT

#### Joe Burgun

 0418 649 871

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- Integrated connectivity through the site for streamlined logistics.
- 4 staff offices with air-conditioning.
- Modern amenities included.
- Located on an approved B-Double route with easy access to the Newell Highway.

Zoning: E4 – General Industrial

Building Area: 1,276 sqm\*

Lease Term: 3 to 5 years

Rent: \$178,640 per annum + GST or \$3,435.38 per week plus GST

Outgoings: Lessee to reimburse outgoings including: Council Rates and Charges, Water, Sewer and Trade Waste Charges, Building Insurance, Common Building Cleaning and Maintenance & Common Building Electricity Charges .

With expansive clear-span interiors, drive-thru capabilities, and the potential to customize unit sizes, this space is designed to meet a range of business needs.

Contact Joe Burgun (0418 649 871) or Thomas Haylock (0400 372 389) at Raine & Horne Commercial Dubbo for more information or to organise a private inspection.

\*Approximate