

# Raine&Horne® Commercial

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DUBBO

8/1 Capital Drive

238 sqm

## Oxley Business Hub - A Grade Commercial/Industrial Unit - Last Remaining Unit

Sold

Raine & Horne Commercial Dubbo is delighted to present 8/1 Capital Drive, Dubbo For Sale. Strategically positioned on the prominent corner of Blueridge Drive and Capital Drive, this modern concrete tilt panel warehouse is the last remaining unit For Sale in this impressive industrial business complex.

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	L35469490
Property Type	Industrial/Warehouse
Building / Floor Area	238
Land Area	268.0 sqm

## AGENT

**Joe Burgun**

0418 649 871

joe@rhdubbo.com.au

- 238sqm\* building area with flexible open plan layout
- 2 on-site car spaces for staff and customers
- 2 large industrial Roller shutters with rear access
- Eye-catching façade with aluminium waterfall modular awnings and striking 150mm blade louvres
- Painted 2k solvent resistant concrete floor
- Internal 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 the last remaining unit in this high-profile industrial business complex.

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.