

4 Equity Ave, Dubbo, NSW 2830

\$350,000

Residential Land



## Prime Industrial Opportunity in Blueridge Business Park!

Position your business for success in one of the region's most dynamic and fast-growing commercial hubs — Blueridge Business Park.

**Open for Inspection**

By Appointment.

Surrounded by a strong mix of national brands and thriving local enterprises, this premium 1,618m<sup>2</sup> vacant block offers an outstanding opportunity to secure a foothold alongside major operators such as Bunnings Warehouse, Petbarn, Jayco Dubbo, McDonald's, KFC, Devil's Hollow Brewery as well as established accountants, wholesale food distributors, and a range of service-based businesses.

Zoned E3 Productivity Support, the property provides exceptional flexibility for a variety of uses, including commercial, industrial, and bulky goods (STCA). Whether you're looking to develop a warehouse, showroom, trade outlet, or business headquarters, this site offers the versatility to bring your vision to life.

Well positioned and access to the Mitchell Highway nearby, the property ensures seamless connectivity for logistics, customers, and staff alike — a key advantage for any growing enterprise.

The block is fully serviced with Council water, sewer, and electricity connections, allowing you to move forward with development without delay.

Opportunities like this are increasingly rare — a generous parcel of land, in a high-exposure business precinct, surrounded by proven performers.

Key Features:

- Land size: 1,618m<sup>2</sup>
- Zoned E3 Productivity Support
- Frontage: 34m
- Flexible commercial, industrial & bulky goods potential (STCA)
- Established, high-quality business neighbours
- Easy access to Mitchell Highway
- Fully serviced: water, sewer & electricity
- Council rates \$1,936.00 p.a. approx..

### Listed By

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