

7 Dowdy Ct, Ciccone, NT 0870

Sold - 27/08/2026

Commercial Farming



High Clearance Warehouse Pair – Investment Today, Owne

Positioned in the heart of the highly sought-after Ciccone industrial precinct, this substantial industrial holding presents an outstanding opportunity for investors and future owner-occupiers alike.

Constructed in 1996 with robust all-steel framing, the property comprises two high-clearance warehouses offering excellent functionality, generous hardstand areas, and strong leasing income.

Open for Inspection

By Appointment.

Property Highlights

- Two warehouses of approximately 193sqm each
- Two front offices of approximately 25sqm each
- Total building area: 436sqm
- Situated on a generous 1,310sqm allotment
- Impressive internal clearance of 6.1 metres from floor to apex
- Front roller doors with 3.6 metre clearance
- Side sliding access doors with 4.1 metre clearance
- Bitumen driveways and on-site parking

Behind secure gates, each warehouse enjoys a wide side yard that is 8 metres wide . Additionally there is a rear yard area over 3 metres wide. These areas provide excellent space for vehicle storage, equipment, materials handling, and outdoor work operations.

A significant advantage of the property is its future flexibility. The layout offers the potential to easily combine both tenancies into one expansive industrial facility, creating a substantial owner-occupier premises when required.

Current Tenancy Details

- Unit 1 leased until July 2027
- Unit 2 leased on a periodic tenancy

This provides immediate rental income while preserving future occupation options for growing businesses.

Listed By

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