



## 77 North Street East Albury NSW

Dixon Commercial Real Estate are pleased to offer to the market for the first time in over 35 years, this flexible industrial opportunity of significant scope within Central Albury's tightly held industrial precinct.

Positioned in close proximity to the Hume Freeway, Albury Airport, and Albury's residential catchment, the premises provides a total net lettable area of approximately 6,819 square metres, which can be split or carved off for an occupier's specific requirement. The facility also includes ample office space, amenities, car parking areas and various concrete and crushed rock hardstand areas.

Complemented with substantial power capacity and gas supply, the property has capacity for manufacturing, warehousing and logistics.

Key features include:

- 79 North Street - Approximately 3,411 square metres
- Rear 89 North Street - Approximately 3,408 square metres

[For full version visit the website](https://www.dixoncre.au)

<b>Type</b>	: Industrial
<b>Price</b>	: Contact Agent
<b>Building Size</b>	: 6819 sqm
<b>View</b>	: <a href="https://www.dixoncre.au/lease/nsw/murray-region/east-albury/commercial/industrial/8279348">https://www.dixoncre.au/lease/nsw/murray-region/east-albury/commercial/industrial/8279348</a>



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