



46 Racecourse Road Thurgoona NSW

Dixon Commercial Real Estate are pleased to offer for sale 46 Racecourse Road, Thurgoona. Located within the highly sought-after Albury Airport Industrial Estate, this offering represents a unique opportunity for developers, owner occupiers and/or investors to secure a permit approved industrial development site.

Comprising an area of approximately 6,982 square metres with frontage to Racecourse Road, this site is only 500 metres from Hume Freeway on/off ramps and 6 kilometres from the Albury CBD.

The subject property has permit approved plans for a proposed community titled industrial development consisting of 16 x warehouse facilities as follows:

- 11 x 151.20 square metre units
 - 3 x 265.88 square metre units
 - 2 x 315.15 square metre units
- Total - 3,091.14 square metres

In addition is a 3 Bedroom / 1 Bathroom brick dwelling,

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

Type	: Development
Price	: Contact Agent
Land Size	: 6982 sqm
View	: https://www.dixoncre.au/sale/nsw/murray-region/thurgoona/commercial/development/8303445



Chris Brown
02 6055 0000



Oscar Dixon
02 6055 0000