



7-9 Industrial Avenue Mudgee NSW

An exceptional industrial investment opportunity in one of NSW fastest growing regional centres. Two adjoining lots with individual titles and established tenants, zoned IN1 general industrial. Situated in the heart of Mudgee's premium industrial estate.

- Total site area approximately 9031m²
- High exposure with wide 90m street frontage
- 4 buildings, 3 divided into 7 factory units plus 1 freestanding warehouse
- All units have office space and staff amenities
- Well tenanted, strong returns.

- 7 Industrial Ave -
- 4791m² level site
 - 2 x 570m² steel framed buildings divided into 4 industrial units
 - Excellent returns with potential to increase.

- 9 Industrial Ave
- 4241m² level site
 - 1 x separate 420m² warehouse with long term tenant
 - 1x 880m² warehouse divided into 3 factory units

Price : \$ 1,525,000
Building Size : 2440 sqm
Land Size : 9031 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/commercial/industrial/5659495>



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