



## 87 Lions Drive Mudgee NSW

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Strategically situated in the heart of Mudgee's industrial zone, this spacious gem offers a grand showroom, modern offices, and ample space to grow. Not only perfect for your thriving business, but its potential to house multiple tenants makes it an ideal investment.

- Situated on a secure fully fenced 2012sqm site
- High exposure position just off Castlereagh Highway
- Building area of approximately 668sqm plus expansive mezzanine
- Stunning showroom/reception area approx. 6m x 27m in size
- Multiple office spaces provided all with reverse cycle air conditioning
- Two storage rooms approx. 6m x 10m & 8.5m x 12m in size with reverse a/c
- Huge mezzanine level 25mx25m with new evaporative cooling systems
- Staff amenities are provided with equipped Kitchen and two W/C
- Three 5m high mortised roller doors to factory areas with additional storage and parking on western side
- Truck access with multiple access/entry points

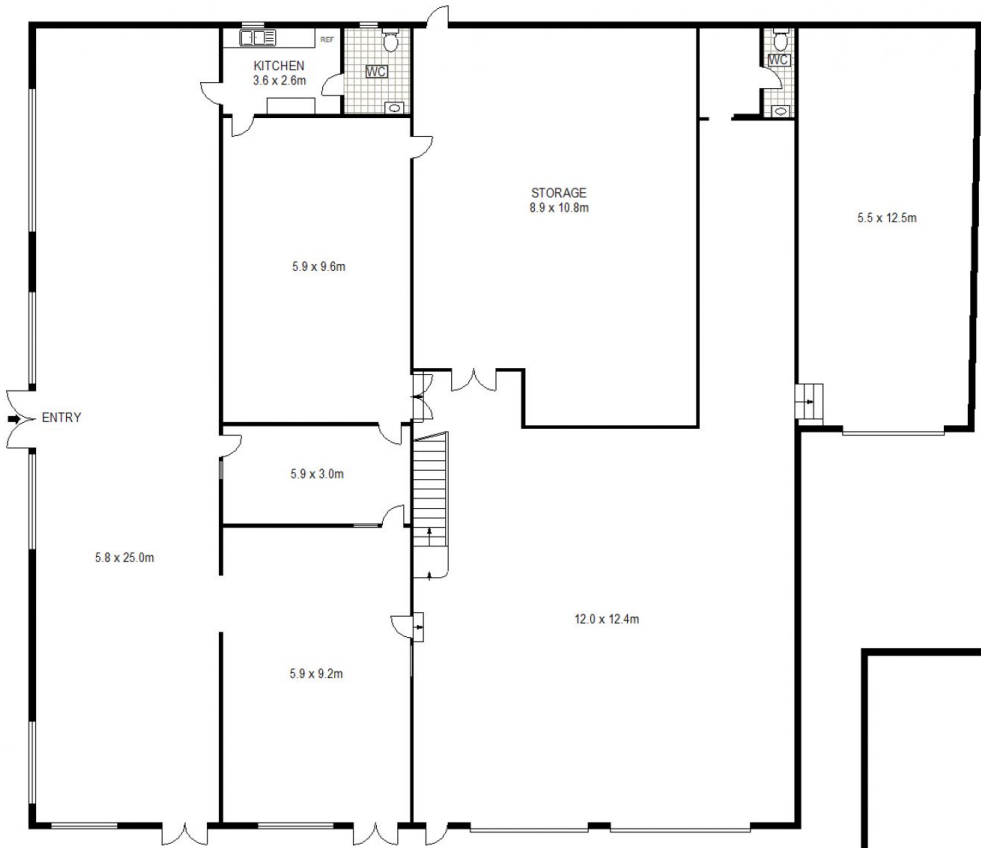
**Building Size** : 668 sqm  
**Land Size** : 2012 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/commercial/showroomsbulky-goods/7667193>



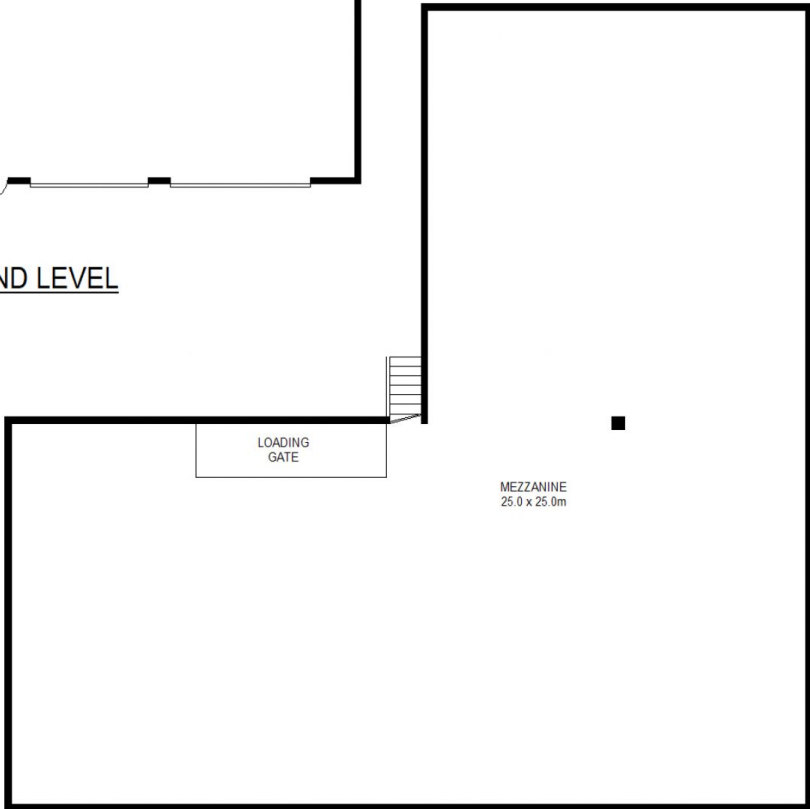
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GROUND LEVEL



MEZZANINE

87 LIONS DRIVE

MUDGEE



0 1 2 3 4 5 SCALE (METRES)

Floor plans and rooms sizes are indicative only