



### 23 Hoffman Road Albury NSW

L.J Colquhoun Dixon, in conjunction with CBRE, are pleased to offer 23 Hoffman Road, Albury, NSW for sale via Expressions of Interest closing Thursday 10th October 2019 at 3pm.

23 Hoffman Road, Albury comprises a large industrial allotment of 2.96 ha, located within an industrial estate adjoining the Albury Airport. The land is improved with a collection of high quality, modern industrial buildings used for a variety of warehousing and office uses.

The property is currently leased to the Commonwealth of Australia - Department of Defence, guaranteed by the Federal Government.

#### Investment highlights:

- Leased to Commonwealth of Australia - Department of Defence
- Brand new 5+5 year lease commenced August.1.2019
- Rental: \$413,900 pa plus GST
- Outgoings - Payable by lessee
- Building area - approx. 8,278 m2
- Site area - approx. 29,610 m2

**Building Size** : 8278 sqm  
**Land Size** : 29610 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murray-region/albury/commercial/industrial/5851990>



**Andrew Dixon**  
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