



### 837 Ramsden Drive North Albury NSW

This superb modern industrial freehold is only five (5) years old and is conveniently located in Ramsden Drive, North Albury.

The site is within close proximity to Albury's Central Business District and is easily accessible to the Hume Freeway.

Ideally suited to owner occupiers and/or investors this quality building of approximately 483 sqm is of tilt slab construction and includes high access power roller doors, office/showroom and amenities.

The site comprises approximately 1,267 sqm within a secure yard and concrete hardstand.

Zoning - Industrial 1 (IN1).

Terms: 10% deposit, balance 60 days.

**Building Size** : 483 sqm  
**Land Size** : 1267 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murray-region/north-albury/commercial/industrial/6689203>



**Chris Brown**  
**02 6055 0000**

**NOTE:**  
All dimensions are inside frame size u.n.o.  
All verandah dimensions are overall gutter u.n.o.  
All doors are 820mm u.n.o.  
Where possible, door studs are to be 100mm min.  
from corner junctions  
Ducted / Zoned / R/Cycle to be installed by others  
Gaps & Cracks Sealed  
Weather Striping to Front Door



DATE:	MAR 2013
SCALE:	1 : 100
PROJECT:	3104
SHEET No:	2

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PROPOSED FACTORY  
at: LOT 89, RAMSDEN DR.  
ALBURY, NSW.  
for: H & S METALWORKS