



**46 Racecourse Road Thurgoona NSW**

Dixon Commercial Real Estate are pleased to present for sale a development site at 46 Racecourse Road, located within the Airside North Industrial Estate (Albury).

This offering presents a site of approximately 6,982 square metres and includes a three bedroom / one bathroom dwelling, plus substantial shedding.

Sold with vacant possession, the site offers immediate development potential, appealing to developers, owner occupiers and investors looking to establish themselves within this tightly held industrial precinct.

Zoned Industrial 1 (IN1) in accordance with the Albury Local Environmental Plan 2010, other occupiers within the estate include Milform, DLG, Xypex & Ullrich.

**Key Features include:**

- Unrivalled connectivity to freeway network (500 meters to Hume Freeway).
- Approximately 5 kilometres from the Albury CBD.
- Flexible Industrial 1 Zoning
- Frontage to Racecourse Road (across the road from

**Land Size** : 6982 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murray-region/thurgoona/commercial/development/7147662>



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