



## 101 Ceres Drive Thurgoona NSW

Dixon Commercial Real Estate are pleased to offer for sale a substantial industrial land holding with all required civil and site preparation works having been undertaken.

Located in the newly developed Airside North Industrial Estate, the site offers immediate development potential (STCA), appealing to developers, owner occupiers and investors looking to establish themselves within Albury's premium industrial estate - Airside North Industrial Estate.

Located just 1.2km from the Hume Freeway on/off ramp, this strategic location on Australia's main transport corridor provides businesses with significant competitive advantages in terms of freight and distribution with more than 75% of Australia's population able to be reached by overnight road or rail.

### Key Features:

- Land allotment of approximately 9,910 sqm
- Frontage to Ceres Drive
- Civil and preparation works complete
- Ready for immediate development (STCA)
- Unrivalled connectivity to freeway network (1.2 km to

**Land Size** : 9910 sqm

**View** : <https://www.dixoncre.au/sale/nsw/murray-region/thurgoona/commercial/development/7176940>



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