

FOR LEASE



PROPERTY REPORT

30 Fallon Street, Thurgoona NSW 2640

The Report is to review the market value of the property in a willing but not anxious market.

Offered for Lease 30 Fallon Street, Thurgoona is an excellent industrial property with concrete hard-stand that is ideal for any business requiring space with volume capacity.

This site is in the popular Airside North Industrial precinct with national and local business neighbours. The property is ideal for transport and distribution as Fallon Street is a designated B-Double access route to the Hume Freeway Bypass.

Being offered for Lease this property offers a secure asset, considered to be a “future proof” long term lease prospect.

Property Information:

30 Fallon Street is developed with a colorbond clad, portal frame building with a spring height of approximately 6.5 metres and an area of 1,170m². Access is via five roller shutters doors [5m x 5m] at either end or side of the building. An office and amenities area of approximately 200m² are included at the front of the premises. On the eastern side of the main building is covered car parking.

The building services includes 3 phase power distributed in the warehouse, Solar Power [roof top], Internal security surveyance, staff amenities, office accommodation, Board / Meeting room, plus display / reception area. Site is securely fenced with the front being black steel including double gates and chain wire fencing for the balance of open areas.

Extensive reinforced concrete hardstand covers most of the site providing ideal facility for heavy duty transport.

The property is identified as Lot 7 on DP 1123667 with an area of 4,536.56 m².

Planning Zone

Zoning under the Albury LEP Planning Scheme is Employment 4, Industrial.

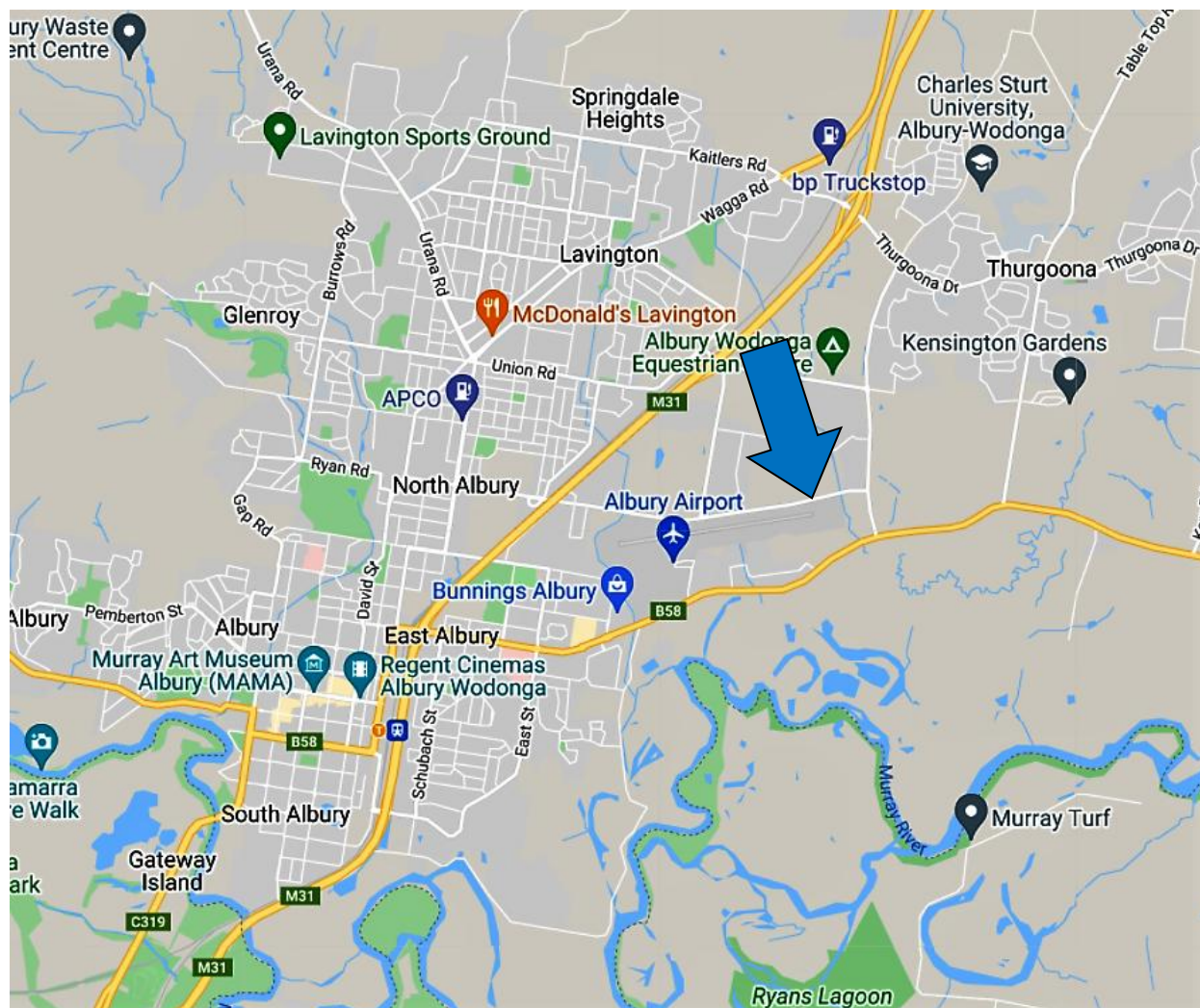


Warehouse / Factory – 1,170m².



Reception/Display & Office – 200m² approx.

Location – Thurgoona NSW



Robert Stevens Commercial

Robert Stevens the principal of Robert Stevens COMMERCIAL Real Estate [RSCRE] has been operating in the Albury Wodonga region for the past fifteen years as an independent agent.

RSCRE is located at Thurgoona Plaza, 10 Shuter Avenue, Thurgoona NSW and works to achieve the highest and best outcome for clients.

Robert Stevens is Licensed Real Estate Agent in NSW [1075996] and Victoria [065770L] and qualified as a Land Economist with the Australian Institute of Valuers and Land Economists in March 1994 Certificate #559.

THURGOONA PLAZA, 10 SHUTER AVENUE

THURGOONA NSW 2640

M. 0418 391 976

P. 02 6043 3088

ROBERT@RSCRE.AU

WWW.RSCRE.COM.AU

Market

The joint property is offered to the market for Lease on the following general terms and conditions:

Rent	Rent \$200,000.00 plus outgoings & GST.
Term of Lease	Five years with option of five years.
Use - Zoning	Employment 4 – Industrial.
Reviews	Market at Option. Annual to CPI or 3%.
Available	August 2025

Conclusion

Prime opportunities in Albury Wodonga are being sought with interest in the growth in regional precincts.

Robert Stevens COMMERCIAL

REAL ESTATE

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robert@rscre.com.au

Vic Licence – 065770L, NSW Licence – 1075896, Auctioneer

Disclaimer –

This appraisal has been prepared solely for the information of the Client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning, that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way. All measurements have been supplied by Property Owner or sourced from public information available.

[https://rscre-my.sharepoint.com/personal/robert_rscre_com_au/Documents/COMMERCIAL REAL ESTATE/FOR LEASE/FALLON ST 30 THURGOONA - SEARS/PROPERTY REPORT V1 23-04-2025.docx](https://rscre-my.sharepoint.com/personal/robert_rscre_com_au/Documents/COMMERCIAL%20REAL%20ESTATE/FOR%20LEASE/FALLON%20ST%2030%20THURGOONA%20-%20SEARS/PROPERTY%20REPORT%20V1%2023-04-2025.docx)

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