

# For Lease

168 Dalton Street ORANGE

## PROMINENT CORNER POSITION

Orange is the largest urban area in Central West New South Wales, population circa 40,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

## Location

Corner Dalton and William Streets approximately 950 metres North East of Orange CBD in established Service Trades precinct

## Description

New service trades building comprising high clearance warehouse/workshop + office showroom and amenities  
Internal layout and showroom/warehouse split is flexible  
High exposure corner position  
Full concrete hardstand driveway and on-site parking  
Can be leased as a whole or as two tenancies  
Mezzanine area is in addition to areas shown below

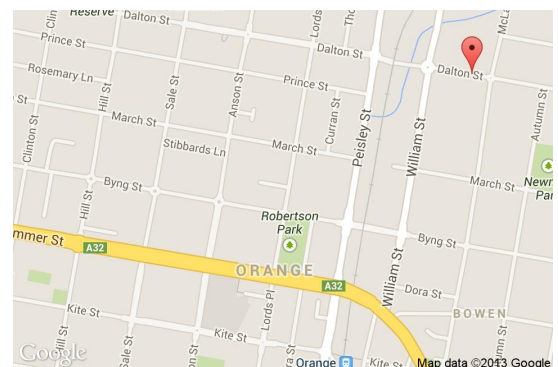
Warehouse Lighting: Mixed Configuration  
Roller Door Height: 4.50 metres  
Air-conditioned Showroom: Yes  
Parking: 22 on-site  
Zoning: IN1 General Industrial

Tenancy	Showroom Offices Amenities m <sup>2</sup>	W'hse m <sup>2</sup>	Other m <sup>2</sup>	Total Bldg m <sup>2</sup>	Rent (Ex GST) \$pa	\$/m <sup>2</sup>	Net/ Gross
Unit 1	133	346		479	\$70,407	\$147	Net

## For more information please contact

Nigel Staniforth  
0401 279 795

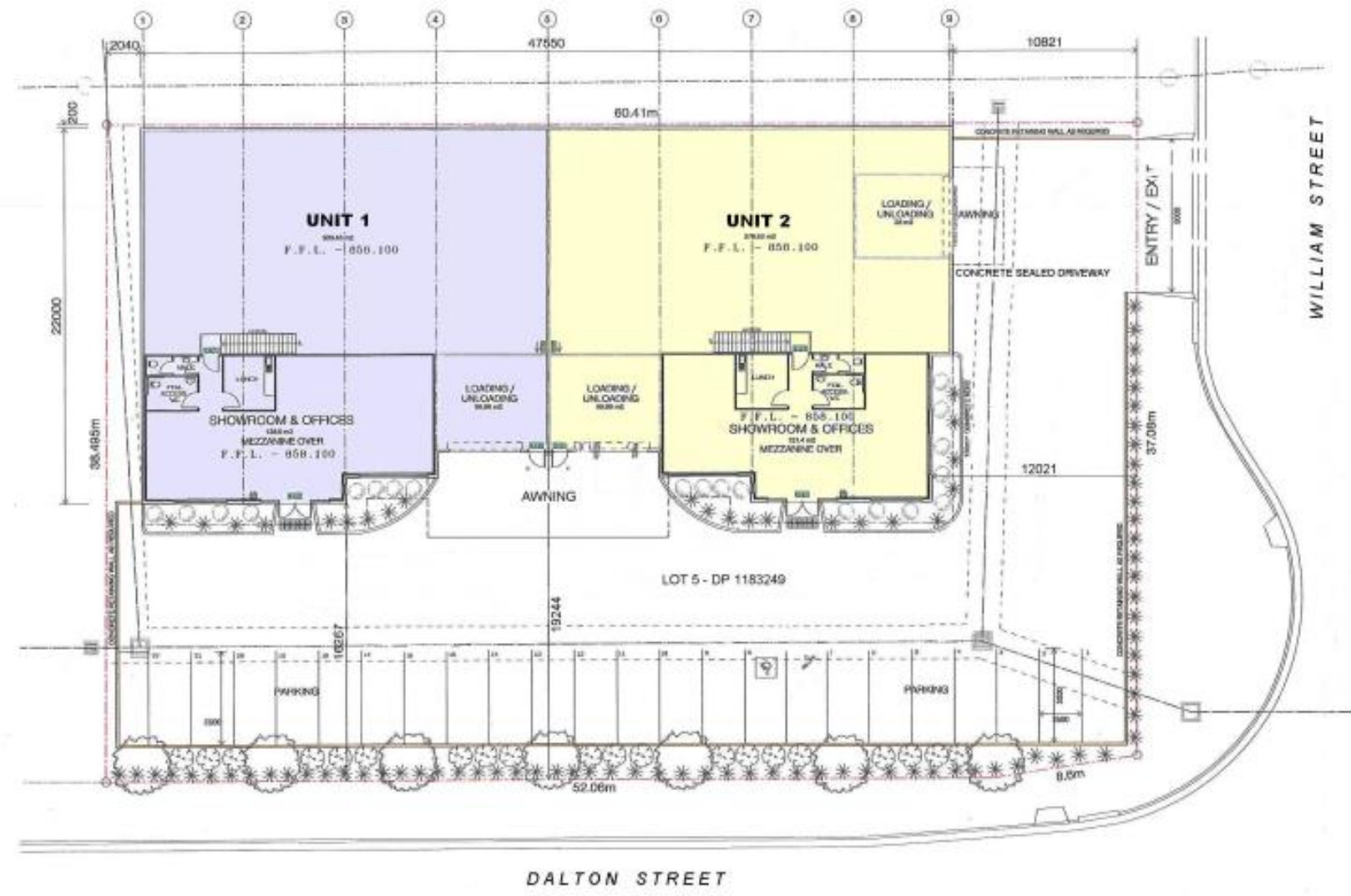
David Hall  
0429 656 101



**BENCHMARK**  
COMMERCIAL

29 Sale Street, Orange NSW 2800

Telephone: (02) 63 62 5988  
Email: sales@bmpa.com.au  
Web: www.bmpa.com.au



DALTON STREET