

For Lease

168 Dalton Street ORANGE

PROMINENT CORNER POSITION

Orange is the largest urban area in Central West New South Wales, population circa 42,500.

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

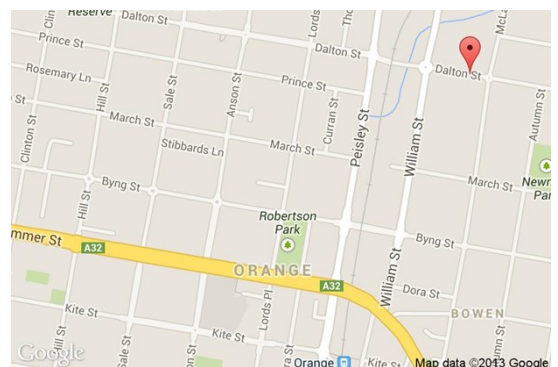
Warehouse Lighting: Mixed Configuration
Roller Door Height: 4.50 metres
Air-conditioned Showroom: Yes
Parking: 22 on-site
Zoning: IN1 General Industrial

Tenancy	Showroom Offices Amenities m ²	W'hse m ²	Other m ²	Total Bldg m ²	Rent (Ex GST) \$pa	\$/m ²	Net/ Gross
Unit 1	121	344		466	\$68,484	\$147	Net

For more information please contact

Nigel Staniforth
0401 279 795

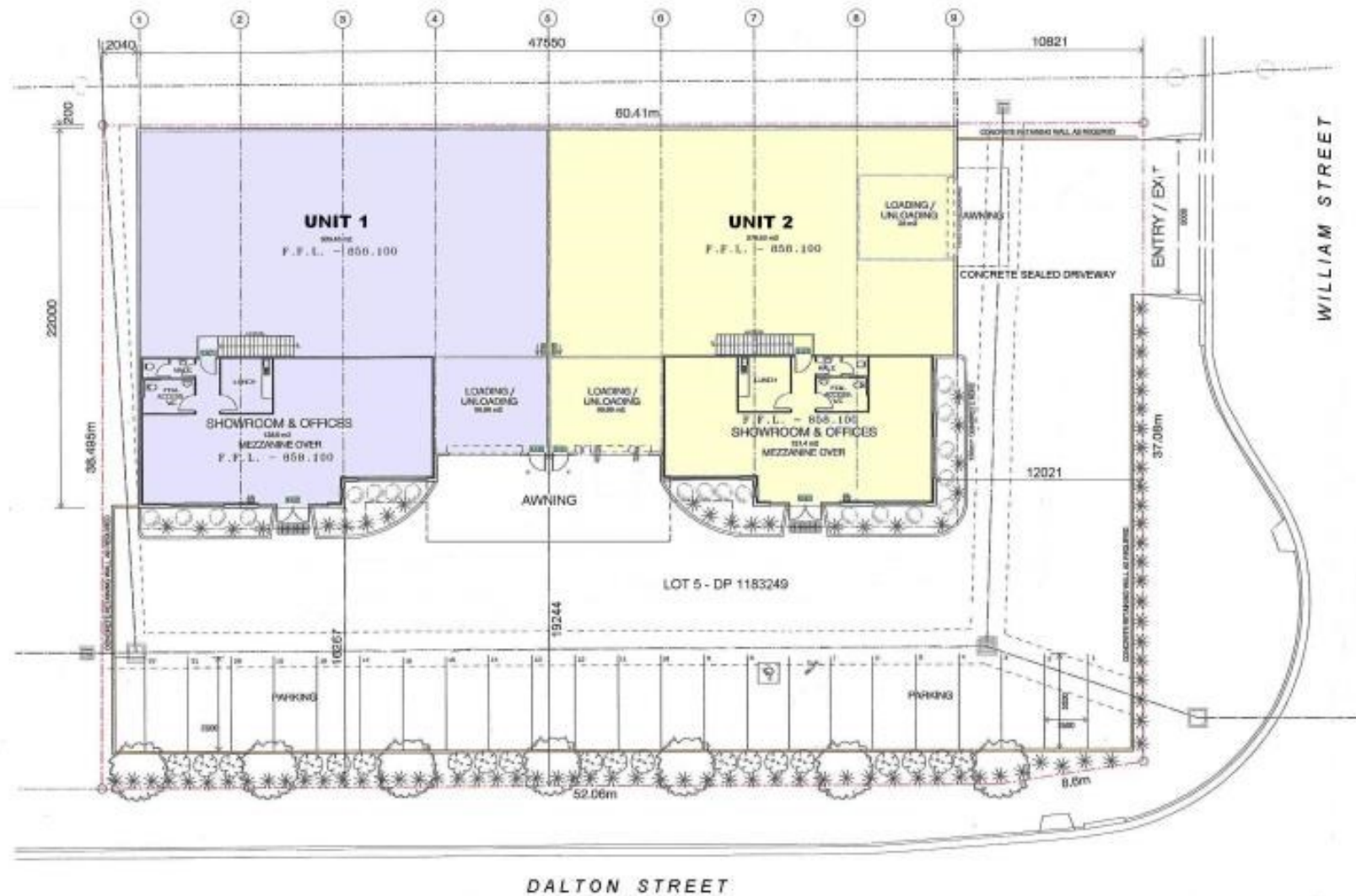
David Hall
0429 656 101



BENCHMARK
COMMERCIAL

194B Lords Place, Orange NSW 2800

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



DALTON STREET

WILLIAM STREET