

# For Sale or Lease

14 Scott Place ORANGE

## NEW FREE-STANDING INDUSTRIAL FACILITY

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

Situated approximately 2.6 kilometres South of Orange CBD in Leewood Industrial Estate

### Description

Stand-alone facility  
New building to be completed late 2018  
Concrete hardstand yard  
Office & amenities  
Articulated heavy vehicle access  
High clearance roller door access

Warehouse Lighting: High Bay LED  
Roller Door Height: 4.70 metres  
Air-conditioned Showroom: Yes  
Parking: Ample on-site parking

Tenancy	Building Area (m <sup>2</sup> )
	471

### Site Details

**Title:** Freehold Title  
**Land Area:** 1588 sqm  
**Zoning:** IN1 General Industrial  
**Sale Price:** \$650,000 + GST  
**Lease Price:**

**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



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