

# For Lease

## 8 Ralston Drive ORANGE

### SMALL WORKSHOP OR WAREHOUSE

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 4.3 kilometres North of Orange CBD in the North Orange growth corridor and in close proximity to the Northern Distributor Road

### Description

Modern clear span warehouse or workshop units in a complex of 17 similar units

Video surveillance of the complex

High clearance remote control roller doors

High bay lighting

Shared amenities

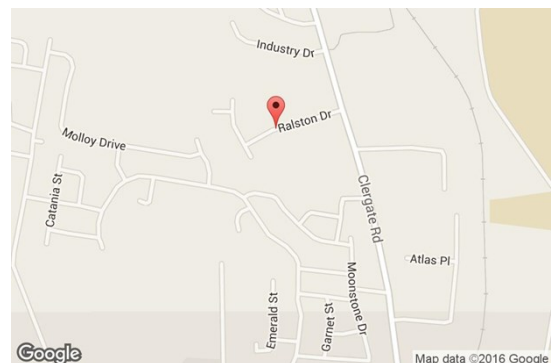
Concrete hardstand & driveway areas

Owner will construct internal offices by negotiation

Other units in the complex also available for lease (some with offices and their own amenities)

Warehouse Lighting: High Bay Mercury Vapour  
Roller Door Height: 4.50 metres  
Parking: On-site parking  
3 Phase Electricity: Yes  
Secure Yard: No

Zoning: IN1 General Industrial



Tenancy	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)		Net/ Gross
					\$/week	\$pa/m <sup>2</sup>	
Shed 11		157		157	\$301	\$100	Gross

### For more information please contact

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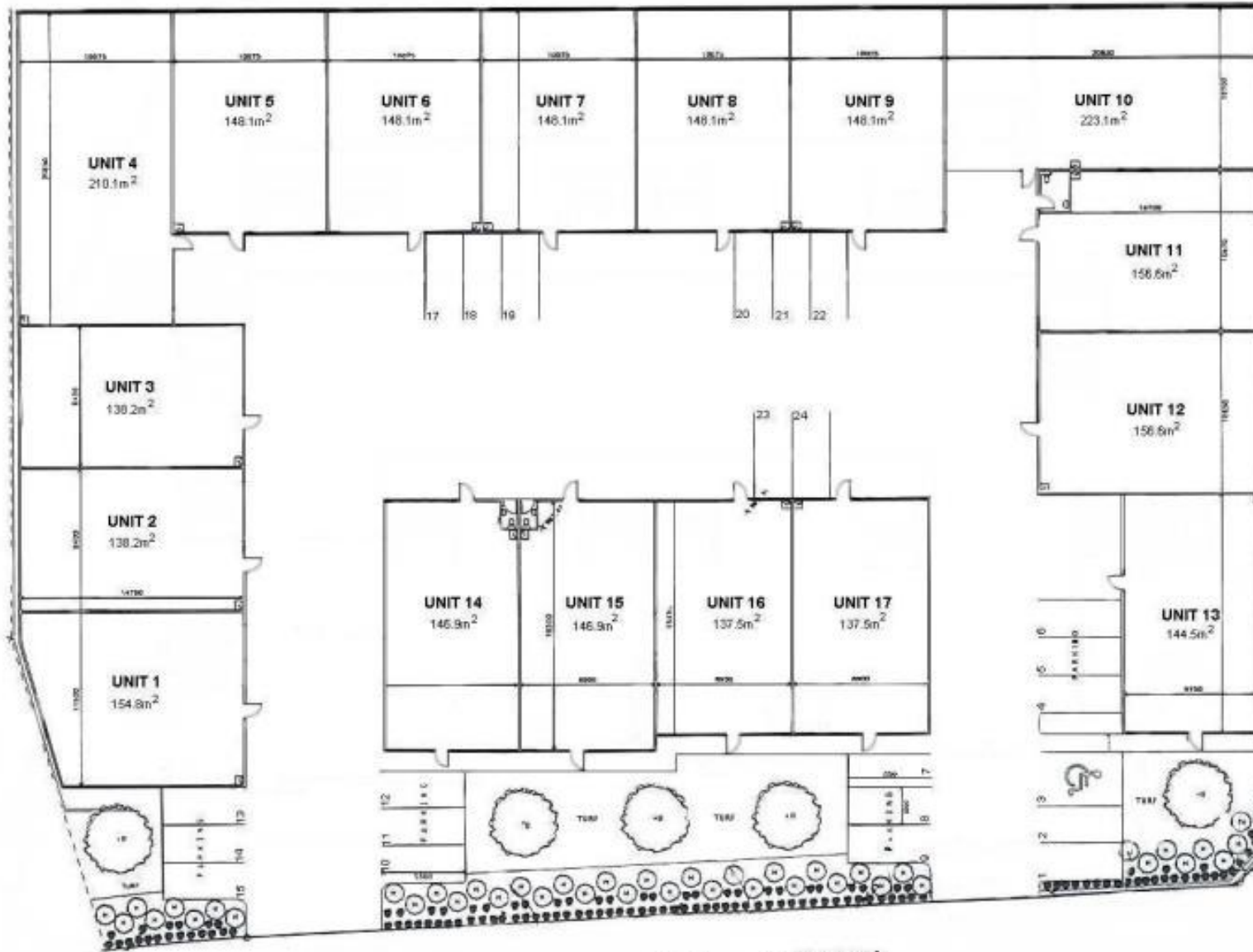
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RALSTON DRIVE