

# For Lease

21 Cameron Place ORANGE

## HIGHWAY FRONTAGE - SHOWROOM/WAREHOUSE

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

Situated in the Gateway Business Park with Mitchell Highway frontage approximately 2.5 kilometres South east of Orange CBD

### Description

Quality tilt concrete panel showroom/warehouse with highway frontage/exposure

Existing high quality office/showroom adjoining large span warehouse

Ducted reverse cycle air-conditioning in offices

Disabled access and amenities

Security alarm system and data cabling

High clearance roller doors to warehouse

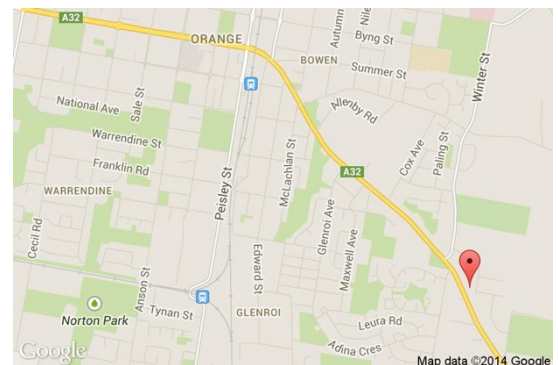
Warehouse Lighting: High Bay Mercury Vapour

Roller Door Height: 4.75 metres

Air-conditioned Showroom: Yes

Parking: On-site parking

Zoning: B6 Enterprise Corridor



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 3 & 4	200	410		610	\$84,000	\$138	Net

### For more information please contact

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