

# For Lease

Lot 3 (shed 9) 17 Elsham Avenue ORANGE

## SMALL WAREHOUSE / WORKSHOP

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

Located 2km south east of the CBD, just north of the Leewood Industrial Estate

## Description

Located within a complex of well maintained strata units  
Good access, with large roller door  
Mezzanine in portion of the shed  
Internal amenities

Warehouse Lighting: High Bay Mercury Vapour  
Roller Door Height: 3.60 metres  
Parking: Onsite  
3 Phase Electricity: No  
Secure Yard: Yes

Building Area m <sup>2</sup>	Rent (Ex GST)		Net/ Gross
	\$pa	\$/week	
104	\$11,500	\$221/week + GST	Gross

## Site Details

Land Area: 104 sqm

Zoning: IN1 General Industrial

## For more information please contact

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