

# For Lease

22 Scott Place ORANGE

## SMALL WORKSHOP / 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

Located on the northern side of Scott Place within Leewood Industrial Estate, 3kms south east of the CBD.

## Description

One of 7 units within a secure/fenced complex  
Small office/staff room + toilet  
Mechanical roller door  
Bunded floor with corner drain  
3 phase electricity  
Good condition

Warehouse Lighting: High Bay Mercury Vapour  
Roller Door Height: 3.80 metres  
Parking: Onsite  
3 Phase Electricity: Yes  
Secure Yard: Yes

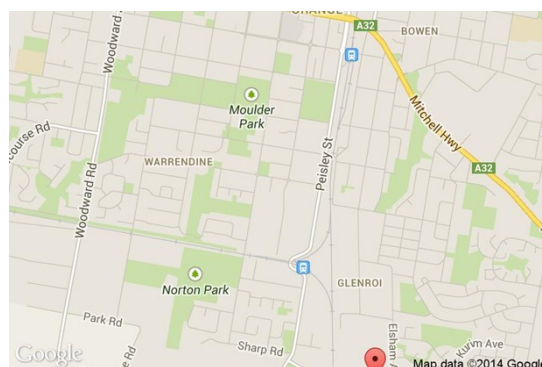
Tenancy	Building Area m <sup>2</sup>	Rent (Ex GST) \$pa	\$m <sup>2</sup>	Net/Gross
Shed 4	130	\$14,300	\$110	Gross

## Site Details

**Land Area:** 3,481 sqm  
**Zoning:** IN1 General Industrial

## For more information please contact

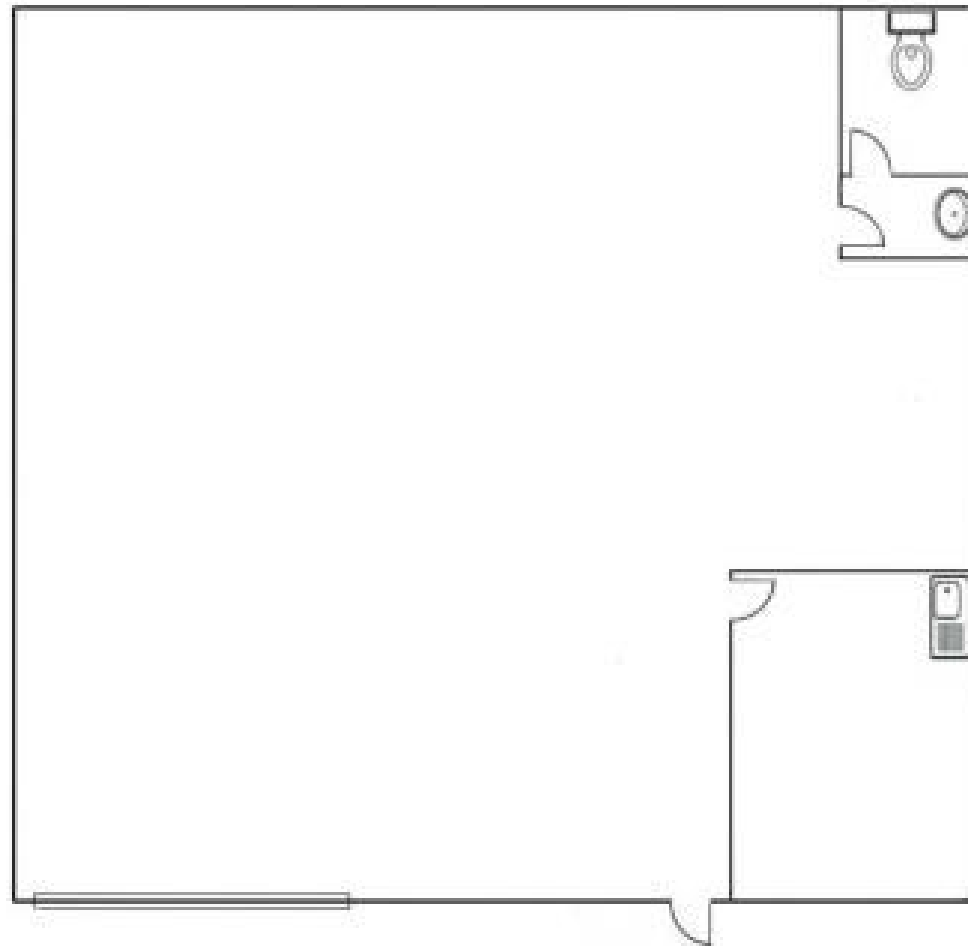
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