

# For Lease

## 7 Gateway Crescent ORANGE

### MODERN WAREHOUSE/TRADE SERVICES PREMISES

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

Located within Gateway Business Park on the southern side of Gateway Crescent, surrounded by modern / new commercial buildings housing local and national businesses and motor vehicle dealerships.

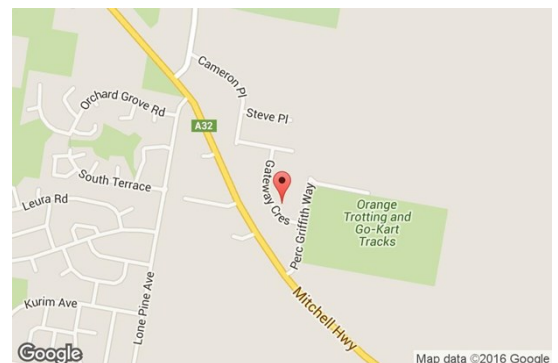
### Description

Modern clear span steel frame warehouse with glass showroom façade.

Ample on-site car parking and rear roller door access to warehouse

Adjoining high quality offices and or additional warehouse also available to lease as whole or as separate tenancies

Warehouse Lighting:	High Bay LED
Roller Door Height:	4.20 metres
Parking:	Onsite
3 Phase Electricity Supply:	Yes
Secure Yard:	Yes



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) \$/week	\$pa/m <sup>2</sup>	Net/ Gross
Unit 2		486		486	\$120		Net

### Site Details

**Land Area:** 3,595 sqm

**Zoning:** B6 Enterprise Corridor

### For more information please contact

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