

# For Lease

109-111 Glenroi Avenue ORANGE

## TRADE SERVICES 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

Located on the western side of Glenroi Avenue, 50m south of the intersection to Bathurst Road and 1.4kms west of Oranges CBD.

## Description

Well exposure trade services warehouse  
Warehouse has a good access by 2 roller doors  
2 internal offices  
Internal washdown bay  
Good hardstand at the front of the property

Warehouse Lighting: Mixed Configuration  
Roller Door Height: 4 metres  
Parking: Onsite  
3 Phase Electricity Supply: Yes  
Secure Yard: Yes

Factory W'hse m <sup>2</sup>	Office Amenities 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
286	70	34	390	\$52,000	\$133	Net

## Site Details

**Land Area:** 1,163 sqm  
**Zoning:** B6 Enterprise Corridor

## For more information please contact

Nigel Staniforth  
0401 279 795

David Hall  
0429 656 101



194B Lords Place, Orange NSW 2800

Telephone: (02) 63 62 5988  
Email: sales@bmpa.com.au  
Web: www.bmpa.com.au

