

# For Sale

36 Leewood Drive ORANGE

## VERSATILE INDUSTRIAL COMPLEX

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 approximately 3.2 kilometres south of Orange CBD in Leewood Industrial Estate

### Description

Excellent location in Leewood Industrial Estate  
High clearance warehouse/workshop with LED lighting  
Air-conditioned offices + staff room  
Separate male & female amenities with a shower  
Foreman's office + toilet in warehouse/workshop  
North-facing sliding workshop doors  
Concrete hardstand and parking areas  
For sale with vacant possession

Warehouse Lighting: High Bay LED  
Roller Door Height: 5 metres  
Parking: On-site parking  
3 Phase Electricity: Yes  
Secure Yard: Yes

Factory W'hse m <sup>2</sup>	Office & Amenities m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>
867	129		996

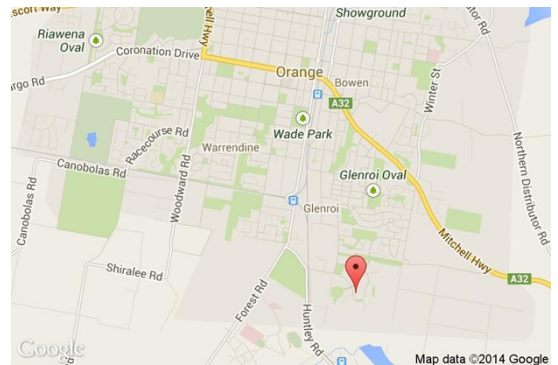
### Site Details

**Title:** Freehold Title  
**Tenure:** Available with vacant possession  
**Land Area:** 2,812 sqm  
**Zoning:** IN1 General Industrial  
**Price:** \$1,195,000 + GST (if applicable)

**For more information please contact**

**David Hall**  
0429 656 101

**Nigel Staniforth**  
0401 279 795



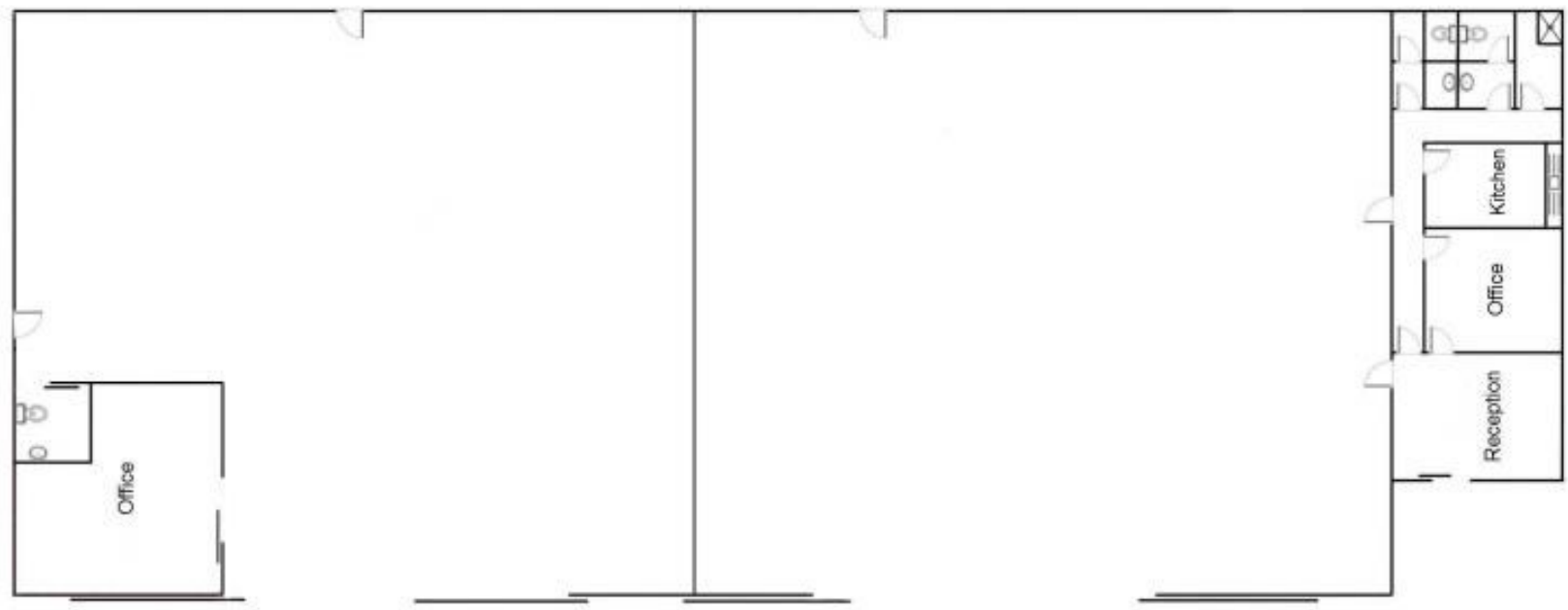
**BENCHMARK**  
COMMERCIAL

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Concrete Driveway & Parking  
Hardstand Yard

LEWOOD DRIVE