

# For Lease

## 8 Ralston Drive ORANGE

### SMALL WORKSHOP OR 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

Situated approximately 4.3 kilometres North of Orange CBD in the North Orange growth corridor and in close proximity to the Northern Distributor Road

### Description

Modern warehouse with mezzanine, workshop and tidy office

Video surveillance of the complex

High clearance remote control roller doors

High bay LED lighting

Shared amenities

Concrete hardstand & driveway areas

Warehouse Lighting: High Bay LED  
Roller Door Height: 4.50 metres  
Parking: On-site parking  
3 Phase Electricity Supply: Yes  
Secure Yard: No

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
Shed 13		145		145	\$390	\$140	Gross

### Site Details

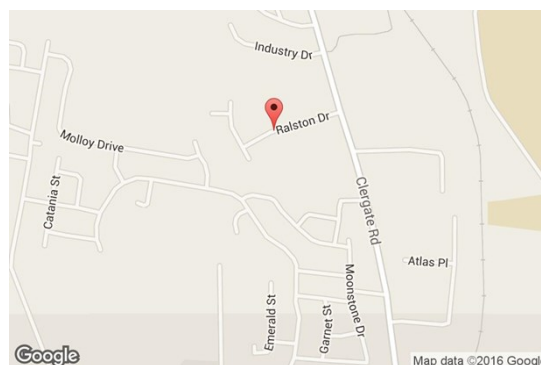
Land Area: 6,771 sqm

Zoning: IN1 General Industrial

### For more information please contact

Nigel Staniforth  
0401 279 795

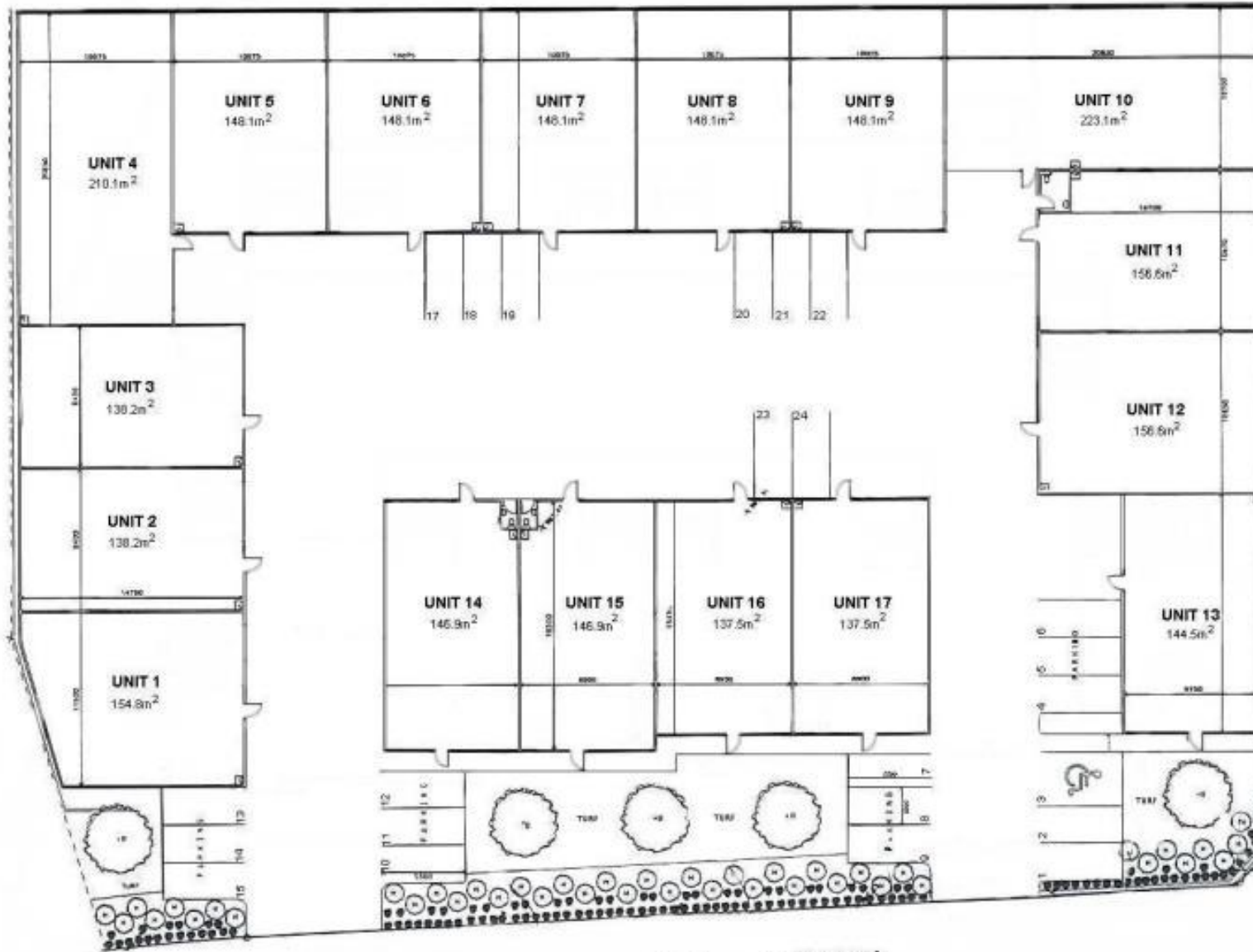
David Hall  
0429 656 101



**BENCHMARK**  
COMMERCIAL

194B Lords Place, Orange NSW 2800

Telephone: (02) 6362 5988  
Email: sales@bmpa.com.au  
Web: www.bmpa.com.au



RALSTON DRIVE