

# For Sale or Lease

Lot 4 5 Ralston Drive ORANGE

## BRAND NEW INDUSTRIAL SHED/UNIT

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 clear span warehouse or workshop unit  
Video security surveillance of the complex  
High clearance remote control roller doors  
High bay LED lighting  
Internal & shared amenities  
Concrete hardstand & driveway areas  
Brand new development

Warehouse Lighting: High Bay LED  
Roller Door Height: 4.20 metres  
Air-conditioned Offices: No  
Parking: Onsite

Offices & Amenities m <sup>2</sup>	Factory Warehouse m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>
	92		92

## Site Details

**Title:** Strata Title  
**Strata Area:** 98 sqm  
**Zoning:** IN1 General Industrial  
**Sale Price:** \$180,000 + GST  
**Lease Price:** \$239/week + GST

### 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

