

For Lease

76 Astill 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 2.8km north east of Orange CBD in the Narrambla Industrial Business Park

Description

Excellent location in Narrambla Business Park
Close to Northern Distributor Road
High clearance warehouse/factory
'A' grade office accommodation and amenities
Concrete hardstand yard
Security fenced
Dual access (Astill Drive & Colliers Avenue)
Additional ancillary (small) sheds can remain or be removed

Warehouse Lighting: High Bay LED
Roller Door Height: 5.80 metres
Parking: Ample on-site parking
3 Phase Electricity Supply: Yes
Secure Yard: Yes

Factory W'hse m ²	Office Amenities m ²	Other m ²	Total Bldg m ²	Rent (Ex GST) \$pa	\$/m ²	Net/ Gross
578	245	252	1,075	\$110,000	\$102	Net

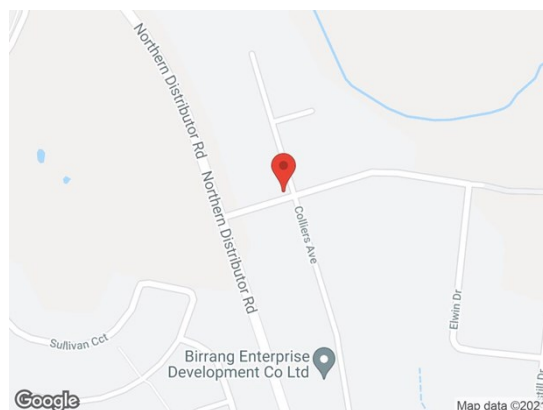
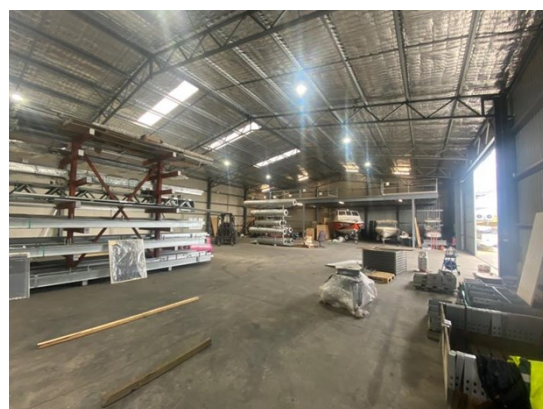
Site Details

Land Area: 2,630 sqm
Zoning: IN1 General Industrial

For more information please contact

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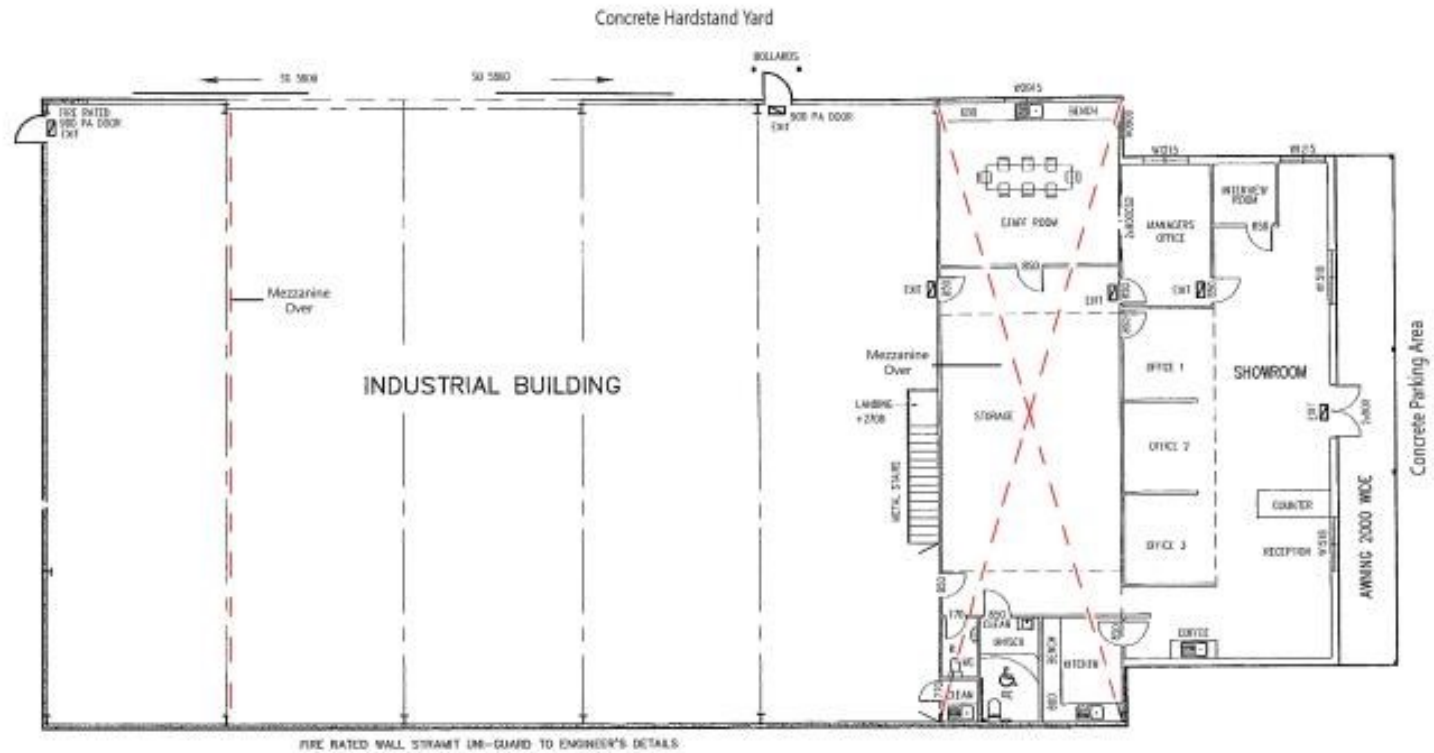


BENCHMARK
COMMERCIAL

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COLLIERS AVENUE



APPROX. AREAS

Warehouse/Factory	578 m ²
Office/Amenities	245 m ²
Mezzanine Storage	252 m ²
Total	1,075 m²