

# For Lease

## 7 Scott Place ORANGE

### SMALL WAREHOUSE/WORKSHOP

Orange is the largest urban area in Central West New South Wales, population circa 40,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

### Location

Located 3kms southeast of the CBD in the Leewood Industrial Estate

### Description

Small affordable factory/warehouse  
Neat and tidy  
Good access  
Ample onsite car parking  
Each unit has its own office and toilet/amenities

Warehouse Lighting: High Bay Mercury Vapour  
Roller Door Height: 4 metres  
Parking: On-site parking  
3 Phase Electricity: Yes  
Secure Yard: Yes

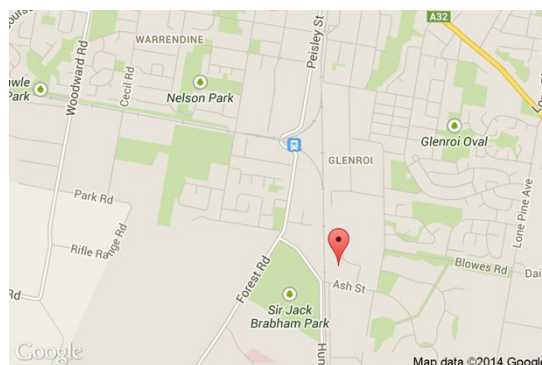
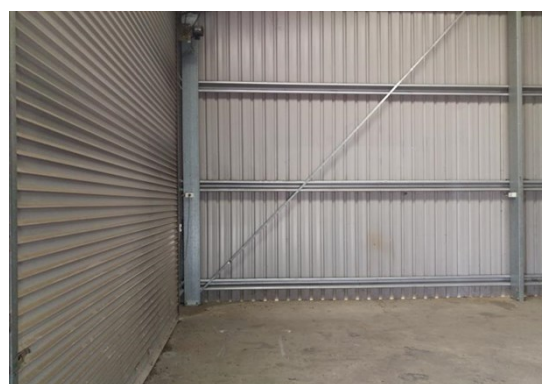
Building Area m <sup>2</sup>	Rent (Ex GST)		Net/ Gross
	\$pa	\$/week	
134	\$16,080	\$310/week + GST	Gross

### Site Details

Land Area: 2,601 sqm  
Zoning: IN1 General Industrial

### For more information please contact

Nigel Staniforth      David Hall  
0401 279 795          0429 656 101



**BENCHMARK**  
COMMERCIAL

194B Lords Place, Orange NSW 2800

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

