

# For Lease

## 10 Scott Place ORANGE

### SMALL WAREHOUSE/WORKSHOP

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 2.6km south of Orange CBD in Leewood Industrial Estate

### Description

Industrial unit complex of 3 tenancies  
Electric roller door & disabled unisex amenities  
Internal office and kitchenette  
Secure concrete hardstand yard / parking areas  
Complex monitored by security cameras

Warehouse Lighting: High Bay LED  
Roller Door Height: 4.30 metres  
Parking: On-site parking  
3 Phase Electricity Supply: Yes  
Secure Yard: Yes

Factory W'hse m <sup>2</sup>	Office Amenities m <sup>2</sup>	Other m <sup>2</sup>	Total Bldg m <sup>2</sup>	Rent (Ex GST) \$pa	\$/m <sup>2</sup>	Net/ Gross
158	9		167	\$23,324	\$140	Gross

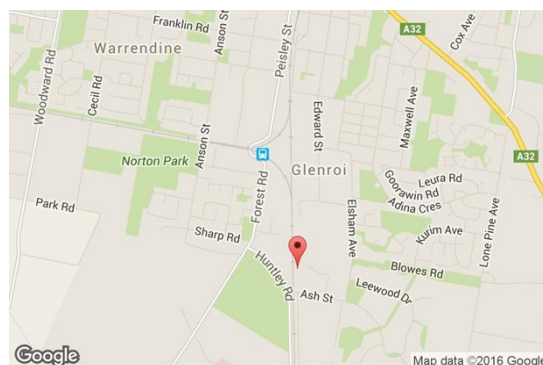
### Site Details

**Land Area:** 1,641 sqm  
**Zoning:** IN1 General Industrial

### For more information please contact

Nigel Staniforth  
0401 279 795

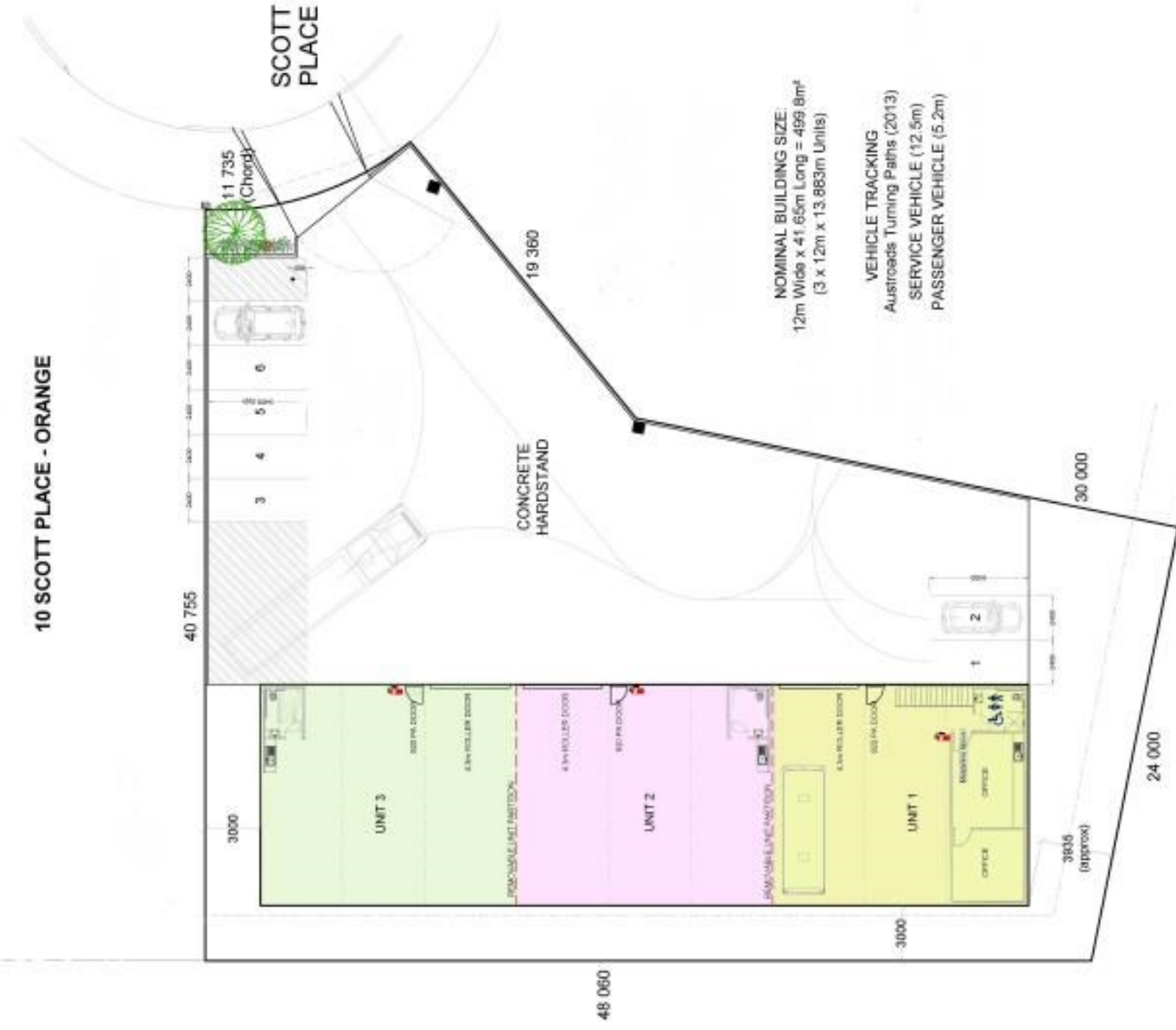
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**BENCHMARK**  
COMMERCIAL

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**10 SCOTT PLACE - ORANGE**



**NOMINAL BUILDING SIZE:**  
 12m Wide x 41.65m Long = 499.8m<sup>2</sup>  
 (3 x 12m x 13.863m Units)

**VEHICLE TRACKING**  
 Austrorads Turning Paths (2013)  
 SERVICE VEHICLE (12.5m)  
 PASSENGER VEHICLE (5.2m)

DC 30052017	Scale 1 : 200	Sheet 2
	Proj No.	2017 - 0109

Computer Aided Design & Project Management  
**Mirridong IT**  
 0459 991 338

Client	BEN WHEELER
Builder	TBA

Proposed	PROPOSED NEW BUILDING
Location	No 10 SCOTT PLACE ORANGE (Lot 19 DP670030)

