

# For Lease

## Tenancy A 46-60 Edward Street ORANGE

### EDWARD STREET - INDUSTRIAL/OFFICE/HARDSTAND

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

Edward Street Industrial is located in central Orange, approximately 1.5kms to the south of the city centre. The site provides easy access to the Mitchell Highway and Orange Southern Distributor Road which are both less than 800m away.

### Description

Features of tenancy:

- Available now!
- Competitive rent and flexible lease term
- Functional warehouse and office space
- Large associated fenced and exclusive yard area
- Good access with two street entry/exit points
- Existing training rooms, boardroom
- Flexible area that could be converted into a showroom or workshop
- Land Area designated to this tenancy approx. 4,000sqm
- Potential to increase land/yard offering by a further 1,000 – 5,000sqm\* if required

Parking:	Ample onsite
Zoning:	E4 General Industrial
Price:	Contact agent for details



**BENCHMARK**  
COMMERCIAL

194B Lords Place, Orange NSW 2800

Telephone: (02) 63 62 5988  
Email: [sales@bmpa.com.au](mailto:sales@bmpa.com.au)  
Web: [www.bmpa.com.au](http://www.bmpa.com.au)

### For more information please contact

Nigel Staniforth 0401 279 795	David Hall 0429 656 101
----------------------------------	----------------------------

