

# For Lease

8 Ralston Drive ORANGE

## SMALL WORKSHOP OR WAREHOUSE

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 units in a complex of 17 similar units

Video surveillance of the complex

High clearance remote control roller doors

High bay LED lighting

Shared amenities

Concrete hardstand & driveway areas

Warehouse Lighting:	High Bay LED
Roller Door Height:	4.50 metres
Parking:	On-site parking
3 Phase Electricity Supply:	Yes
Secure Yard:	No

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
250			250	\$25,000	\$100	Gross

## Site Details

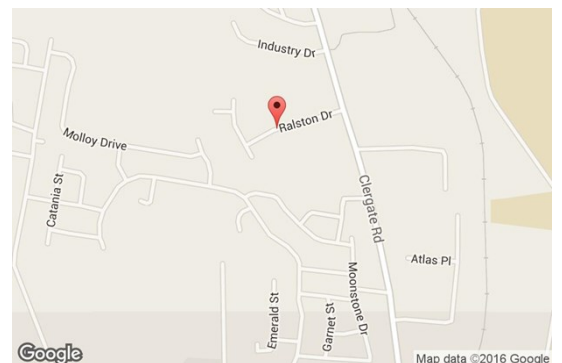
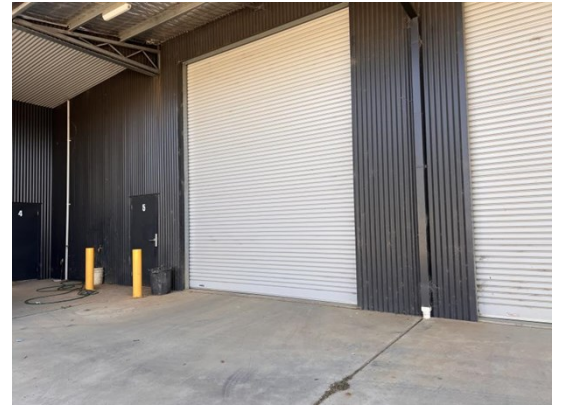
**Strata Area:** 6,771 sqm

**Zoning:** E4 General Industrial

### For more information please contact

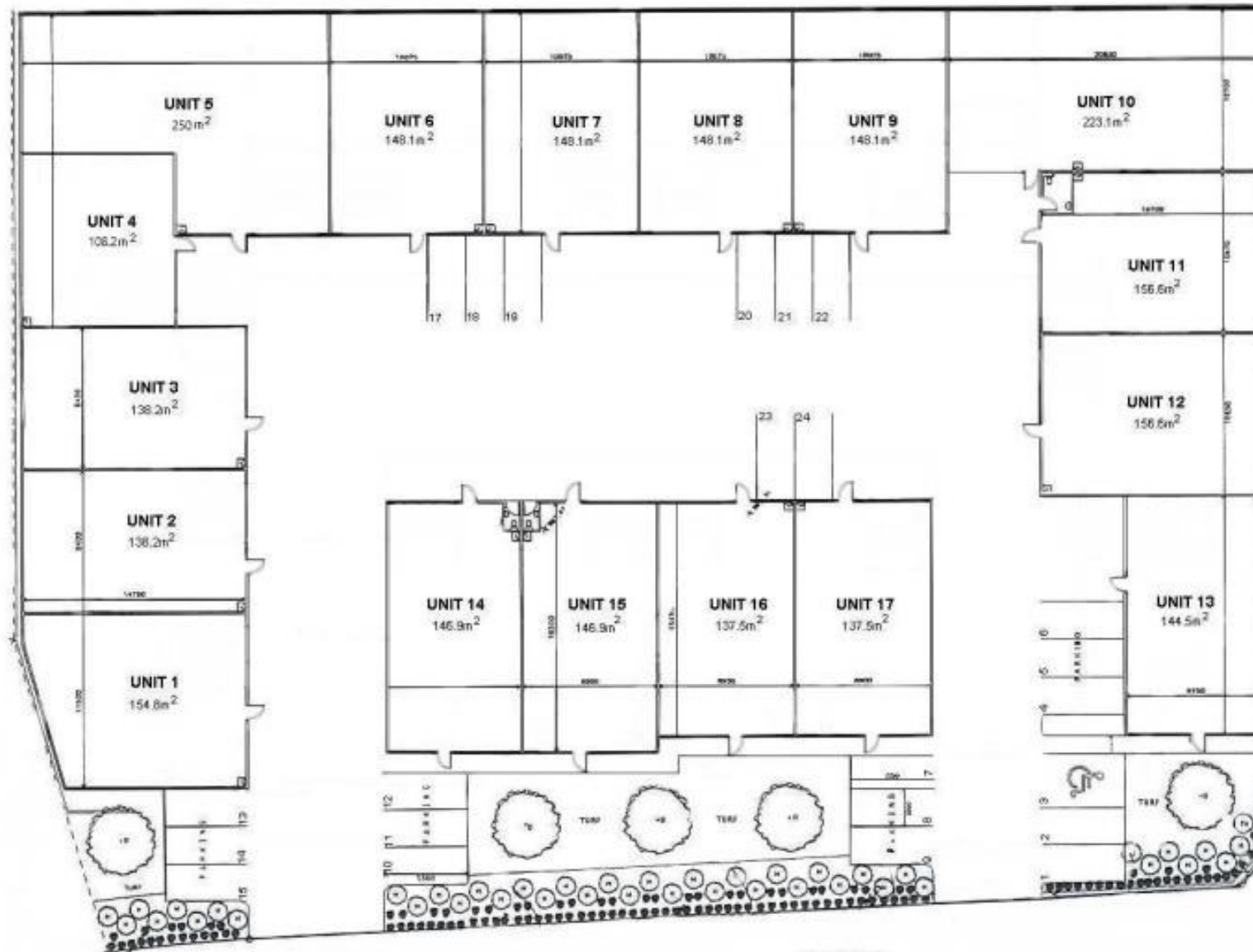
Nigel Staniforth  
0401 279 795

David Hall  
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



RALSTON DRIVE