

For Sale

4 Atlas Place ORANGE

LEVEL SERVICED INDUSTRIAL LAND

Orange is the largest urban area in Central West New South Wales, population circa 42,000.

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

Location

Situated approximately 3.8 kilometres North of Orange CBD at the Western end of Atlas Place. The land also has frontage to Clergate Road.

Description

Excellent industrial land
Located in North Orange Business Park
Close proximity to Northern Distributor Road and B-Double access approved.
Level site ready to build on
Services available
Land also has frontage & exposure to Clergate Road
DA has been lodged for large versatile warehouse/s (see proposed plans)

Land Area: 4,907 sqm

Zoning: E4 General Industrial

Price: \$180/sqm + GST

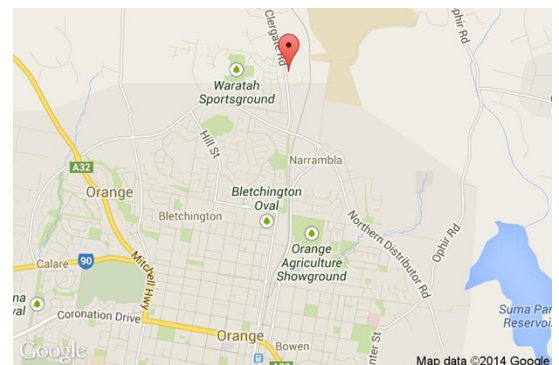
For more information please contact

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

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 2 of 2 sheets

SCHEDULE of SHORT BOUNDARIES

No.	BEARING	DISTANCE
1	228°49'10"	11.315
2	158°49'10"	11.315
3	77°54'05"	20.15
4	150°38'30"	14.335
5	185°13'20"	0
6	149°45'15"	14.725
7	85°13'20"	11
8	220°38'30"	14.725
9	185°13'20"	0
10	275°13'20"	24.380
11	292°32'40"	20.15
12	275°13'20"	11

SCHEDULE of EASEMENT BOUNDARIES & CONNECTIONS

No.	BEARING	DISTANCE
13	348°23'56"	3.035
14	348°23'56"	10.83
15	92°44'30"	1.435
16	162°11'	4.47
17	276°14'55"	3.01
18	274°35'	4.3
19	274°35'	4
20	122°23'25"	5.425
21	102°23'15"	2.81
22	165°06'10"	5.05
23	89°25'20"	3.475
24	258°56'	1.95
25	94°02'20"	2
26	99°46'20"	3.05
27	179°31'	3.05
28	279°43'20"	3.05
29	89°31'	3
30	299°30'	4.2
31	263°25'	3
32	269°30'	3

REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION	ORIGIN
A	284°16'	0.585	DN & WING PD	DP 804800
B	201°57'30"	14.76	DN & WING PD	DP 1067086
C	92°46'	4.535	Rm SSM 153001	DP 1067086
D	79°57'	0.5	O PIPE PD	DP 804800
E	144°49'	4.05	DN & WING	
F	303°25'59"	13.395	DN & WING	
G	322°07'40"	6.735	DN & WING	
H	184°33'25"	7.735	DN & WING	
I	177°11'	4.84	Rm SSM 170109	
J	302°42'	4.59	DN & WING	
K	340°51'	4.77	DN & WING	
L	184°16'	4.37	DN & WING	
M	287°04'	21.31	DN & WING	
N	282°27'15"	8.88	Rm SSM 170111	
O	263°27'	4.31	DN & WING	
P	91°30'	4.359	DN & WING	
Q	230°22'30"	6.01	DN & WING	
R	56°00'	2.145	DN & WING PD	DP 1050812
S	32°57'45"	9.165	DN & WING PD	NEW REF DP 1067086
T	341°01'40"	10.67	DN & WING PD	NEW REF DP 1067086
U	157°25'	4.94	DN & WING	
V	265°55'	4.35	DN & WING	
W	256°55'	4.31	DN & WING	
X	339°39'45"	13.225	DN & WING	
Y	58°42'50"	5.28	Rm SSM 170110	
Z	343°33'25"	11.975	DN & WING	
AA	88°45'	4.605	DN & WING	
AB	100°36'	0.55	O PIPE PD	DP 801505



Surveyor: GLYNWILLOW CARPENTER	PLAN OF SUBDIVISION OF LOT 122 DP 102630	LGA: ORANGE	Registered
Date of Survey: 3rd APRIL 2013		Locality: ORANGE	08.07.2012
Surveyors Reference: 10082A		Subdivision No: 4933	
		For copies and in writing, Description Page 1	1000

DP1176470