

# For Lease

Unit 2 99-101 Elsham Avenue ORANGE

## WAREHOUSE/WORKSHOP & MODERN OFFICES

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

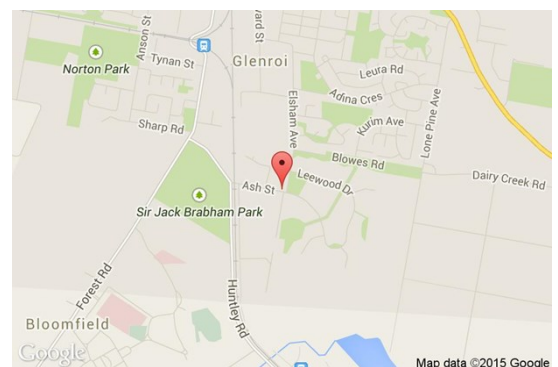
Located on the corner of Elsham Avenue & Ash Street in Leewood Industrial Estate. 4kms south east from the CBD.

### Description

Commercial/industrial unit in a high exposure location in Leewood Industrial Estate  
Air-conditioned office and amenity areas  
Clear span warehouse/workshop  
Large mezzanine floor comprising offices and storage  
Mechanical roller door  
Tenant pays water/sewer charges

Warehouse Lighting: High Bay Mercury Vapour  
Roller Door Height: 5 metres  
Parking: Onsite car 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
144	139	53	336	\$40,000	\$119	Gross



### Site Details

**Strata Area:** 241 sqm

**Zoning:** E4 General Industrial

### For more information please contact

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