

# For Lease

8A Little Brunswick Street ORANGE

## LARGE WAREHOUSE/FACTORY PREMISES

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 1.8 kilometers south of the Orange CBD in the Edward Street industrial precinct and close to the Southern Distributor Road.

## Description

Excellent location in the Edward Street industrial precinct  
Two large detached tilt concrete panel industrial buildings  
Clear span buildings with drive through roller doors  
Ample on-site car parking with extensive concrete hardstand  
Air-conditioned office/administration area + kitchen and amenities  
Available separately or as a whole

Warehouse Lighting:	High Bay LED
Roller Door Height:	4.20 metres
Parking:	Ample 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
290	248		538	\$77,000	\$143	Net

## Site Details

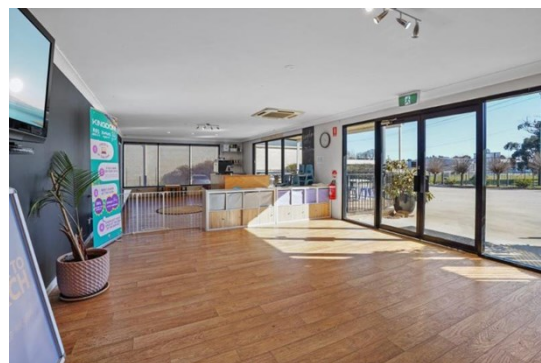
**Land Area:** 3,519 sqm

**Zoning:** E4 General Industrial

### For more information please contact

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