

# For Sale or Lease

## Lot 3 4 Ash Street ORANGE

### NEW INDUSTRIAL STRATA UNIT

Orange is the largest urban area in Central West New South Wales, population circa 40,000.

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

### Location

Located on the southern side of Ash Street in Leewood Industrial Estate, approximately 2.8 kilometers south of Orange CBD.

### Description

New strata title industrial unit  
Quality built, tilt concrete panel construction  
Full concrete common area hardstand and driveways  
Mechanical roller door  
Glazed PA door  
Close to the front of the complex  
2 onsite car parks

Warehouse Lighting:  
Roller Door Height: 4.80 metres  
Air-conditioned Showroom: No  
Parking: 2 onsite

| Tenancy | Building Area (m <sup>2</sup> ) |
|---------|---------------------------------|
| Unit 3  | 145                             |

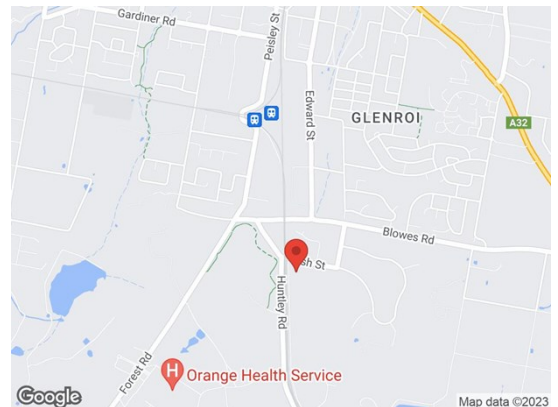
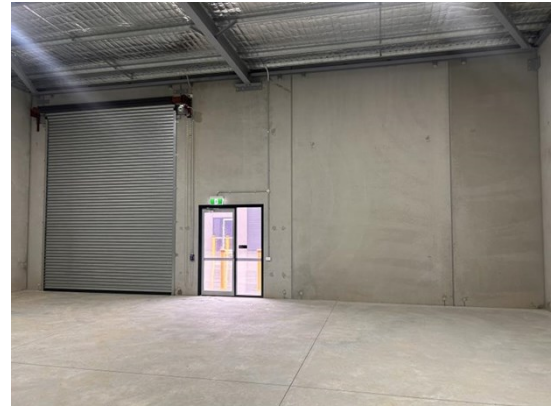
### Site Details

**Title:** Strata Title  
**Land Area:** 172 sqm  
**Zoning:** E4 General Industrial  
**Sale Price:** \$475,000 + GST  
**Lease Price:** \$27,550 pa + GST

#### For more information please contact

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