

# For Lease

46-60 Edward Street ORANGE

## EDWARD STREET - INDUSTRIAL

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

Edward Street Industrial is located in central Orange, approximately 1.5kms to the south of the city centre. The site provides easy access to the Mitchell Highway and Orange Southern Distributor Road which are both less than 800m away.

## Description

Features of tenancy:

- Large, good quality office space of 440sqm
- Office space has a mixture of training rooms, boardroom, open plan, managers offices, kitchenette & amenities
- Warehouse of 220sqm adjoins the offices
- Rear shed of 80sqm
- Land Area designated to this tenancy approx. 4,000sqm
- Good access with two street entry/exit points

Lessor happy to modify the design/layout by way of upgrading or building new offices, warehouse & hardstand to suit your business needs (STCA).

Also available on the adjoining land is 3 large industrial warehouses to be completed in 2024.

Warehouse Lighting:

Roller Door Height: metres

Parking:

3 Phase Electricity Supply: No

Secure Yard: No



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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
300			300	\$45,000	\$150	Net

## Site Details

**Land Area:** 4,000 sqm

**Zoning:** E4 General Industrial

## For more information please contact

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