

For Sale or Lease

8-10 McNeilly Avenue ORANGE

CORNER LOCATION - A GRADE WAREHOUSE

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 southwest corner of McNeilly Avenue & Elsham Avenue, 2.3kms south of the CBD.

Description

Superbly located in the Edward Street industrial/service trades precinct. Close proximity to the CBD & southern distributor road. A grade office and large warehouse. Large, designated hardstand area 1,553sqm.

17 designated car parking spaces. Awnings over roller doors entry points. 3 entry/exit road access points. Lessor happy to modify design to suit lessee/purchasers' requirements. Available 2025.

Warehouse Lighting: High Bay LED
Roller Door Height: 6 metres
Air-conditioned Showroom: Yes
Parking: Ample onsite

Showroom Offices Amenities m ²	Factory Warehouse m ²	Other m ²	Total m ²
218	1,304		1,522

Site Details

Title: Freehold Title
Land Area: 6,139 sqm
Zoning: E4 General Industrial
Sale Price: Contact Agent
Lease Price: Contact Agent

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

