

# For Sale or Lease

Lot 17 8 Edward Street ORANGE

## TILT CONCRETE INDUSTRIAL UNIT

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 2.1 kilometres south of Orange CBD on the eastern side of Edward Street.

### Description

New modern clear span tilt concrete panel warehouse or workshop unit  
Excellent central location  
Good access from Edward Street  
High clearance remote control roller door  
High bay LED lighting  
Shared amenities  
Concrete hardstand & driveway areas

Warehouse Lighting: High Bay LED  
Roller Door Height: 3.60 metres  
Air-conditioned Offices: No  
Parking: 1 onsite

Offices & Amenities m <sup>2</sup>	Factory Warehouse m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>
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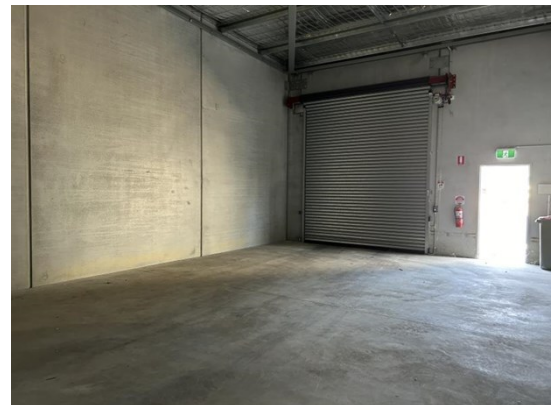
### Site Details

**Title:** Strata Title  
**Strata Area:** 151 sqm  
**Zoning:** E4 General Industrial  
**Sale Price:** \$250,000 + GST  
**Lease Price:** \$326/week + GST

### For more information please contact

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