

# For Lease

Lot 14 8 Edward Street ORANGE

## QUALITY NEW 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

Excellent central location, 380 metres from Southern Distributor Road.

High quality strata unit in new security gated complex. Unit 14 has warm northerly aspect.

High clearance warehouse with 4 metre high mechanical roller door & glazed entrance.

Council approved 37sqm storage mezzanine level (500kg/sqm rated).

Quality kitchenette with hot water system + additional area with wash tub & accessible unisex WC.

2 allocated car parking spaces.

Warehouse Lighting:	High Bay LED
Roller Door Height:	4 metres
Parking:	2 onsite
3 Phase Electricity Supply:	No
Secure Yard:	Yes



**BENCHMARK**  
COMMERCIAL

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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
172	8	37	217	\$34,750	\$160	Gross

## Site Details

**Strata Area:** 181 sqm

**Zoning:** E4 General Industrial

## For more information please contact

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