For Lease

1 Colliers Avenue ORANGE

FRONTAGE TO NORTHERN **DISTRIBUTOR ROAD**

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 2.5 kilometres north east of Orange CBD on the corner of Northern Distributor Road, Colliers Avenue and Astill Drive.

Description

Outstanding location in Narrambla Industrial Estate Excellent exposure to Northern Distributor Road Corner position with 3 street frontages Clear span factory/warehouse Two sliding doors Concrete and compacted gravel hardstand Air-conditioned office and amenities

Warehouse Lighting: High Bay Mercury Vapour

4.80 metres Roller Door Height: On-site parking Parking:

3 Phase Electricity Supply: Yes Secure Yard: Yes

Factory W'hse m²	Office Amenities m ²	Other m²	Total Bldg m²	Rent (Ex \$pa	GST) \$/m²	Net/ Gross
651	55		706	\$91,780	\$130	Net

Site Details

Land Area: 3,483 sam

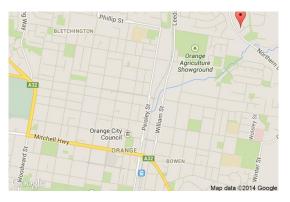
E4 General Industrial **Zoning:**

For more information please contact

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