

# For Lease

## 201 Byng St ORANGE

### PROMINENT SERVICE TRADES BUILDING

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 750 meters north east of the Orange CBD on the northern side of Byng Street.

### Description

Prominent position on busy Byng Street in a bustling service trades precinct.

Steel frame brick and metal clad showroom and warehouse

Extensive glass shopfront to showroom

Warehouse with rear roller door access

Staff room and amenities

Security alarm system

Customer parking at shopfront

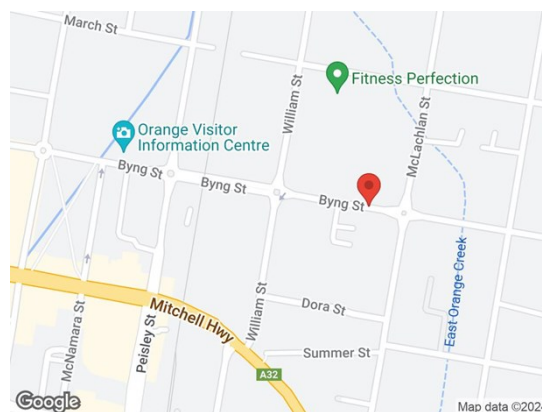
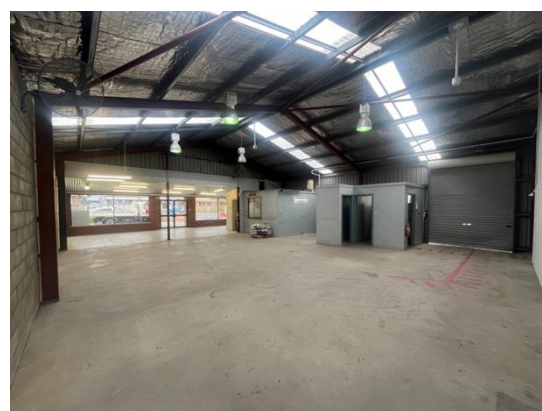
Warehouse Lighting: High Bay Mercury Vapour

Roller Door Height: 2.50 metres

Air-conditioned Showroom: No

Parking: 3 on-site spaces

Showroom Offices Amenities m <sup>2</sup>	W'hse 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
90	120		210	\$34,650	\$165	Net



### Site Details

Land Area: 375 sqm

Zoning: E4 General Industrial

### For more information please contact

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## BENCHMARK COMMERCIAL

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