

For Sale or Lease

1668-1670 Forest Road ORANGE

'A' GRADE OFFICE & WAREHOUSES

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 Southeast corner of Forest Road & Stephen Place close to the Southern Distributor Road and 3kms from the CBD.

Description

Prominent and versatile two-level commercial office building with two adjoining clear span warehouse/workshops. 'A' grade office accommodation.

Two ingress / egress points & ample onsite car parking.

Suit investor or an owner occupier wanting short-term holding income.

The property is also available for lease from 1 July 2025.

Property can be sold or leased as whole or in part (STCA).

Warehouse Lighting:	Mixed Configuration
Roller Door Height:	4.25 metres
Air-conditioned Showroom:	Yes
Parking:	Ample onsite

Showroom Offices Amenities m ²	Factory Warehouse m ²	Other m ²	Total m ²
952	1,248		2,200

Site Details

Title:	Freehold Title
Land Area:	4,190 sqm
Zoning:	E4 General Industrial
Sale Price:	\$4,500,000
Lease Price:	\$385,000 pa + GST

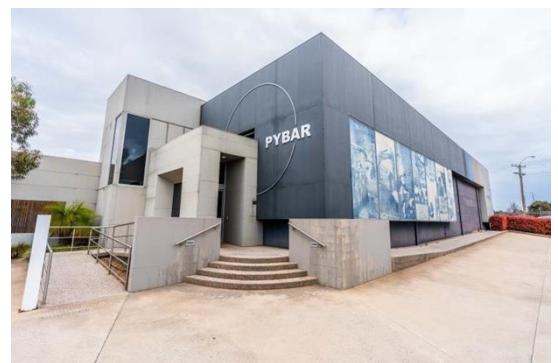
For more information please contact

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



BENCHMARK
COMMERCIAL

