

# For Lease

## Lot 17 5 Ralston Drive ORANGE

### SMALL INDUSTRIAL SHED/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 4.3 kilometres north of Orange CBD in the North Orange growth corridor and in close proximity to the Northern Distributor Road

### Description

Modern clear span north-facing warehouse or workshop unit  
Video security surveillance of the complex  
High clearance remote control roller door  
High bay LED lighting  
Internal & shared amenities

Warehouse Lighting: High Bay LED  
Roller Door Height: 4.20 metres  
Parking: Onsite  
3 Phase Electricity Supply: Yes  
Secure Yard: No



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
120			120	\$19,200	\$160	Gross

### Site Details

**Strata Area:** 135 sqm

**Zoning:** E4 General Industrial

### For more information please contact

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RALSTON DRIVE



'INTEGRA' GYM