

# For Sale

28 Colliers Avenue ORANGE

## NEW INDUSTRIAL COMPLEX

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 2.9 kilometres north east of Orange CBD in Narrambla Business Park.

## Description

Excellent location in busy industrial estate  
Close to Northern Distributor Road  
Brand new building  
High quality air-conditioned offices and amenities  
North facing high clearance clear span warehouse/workshop  
Washdown bay  
Ready to move into

Warehouse Lighting: High Bay LED  
Roller Door Height: 5 metres  
Parking: Ample on-site parking  
3 Phase Electricity: Yes  
Secure Yard: No

Factory W'hse m <sup>2</sup>	Office & Amenities m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>
731	145	64	940

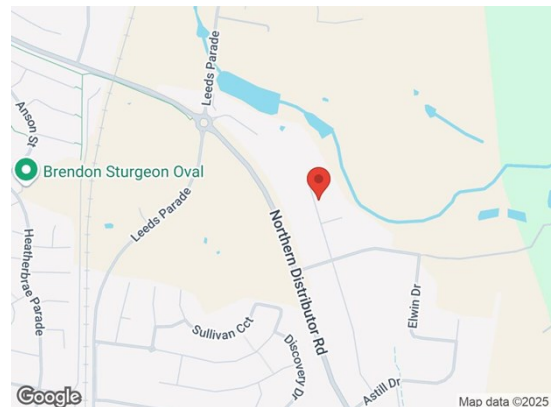
## Site Details

**Title:** Freehold Title  
**Tenure:** Available with vacant possession  
**Land Area:** 3,320 sqm  
**Zoning:** E4 General Industrial  
**Price:** \$2,350,000 + GST

**For more information please contact**

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