

# For Lease

3 Colliers Avenue ORANGE

## FREE STANDING INDUSTRIAL BUILDING WITH SECURE YARD

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 kilometers north east of Orange CBD on the western side of Colliers Avenue in Narrambula Business Park.

### Description

Industrial warehouse / workshop in Narrambula Business Park  
Frontage to & excellent exposure from Northern Distributor Road  
Air-conditioned office and amenities  
Clear span warehouse/workshop  
Compacted gravel hardstand  
Large north-facing sliding doors to warehouse/workshop

Warehouse Lighting: High Bay LED  
Roller Door Height: 5.20 metres  
Parking: On-site parking  
3 Phase Electricity Supply: Yes  
Secure Yard: Yes

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
400	32		432	\$67,000	\$155	Net

### Site Details

**Land Area:** 2,444 sqm

**Zoning:** E4 General Industrial

### For more information please contact

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