

For Lease

259 Clergate Road ORANGE

NEW WAREHOUSE/FACTORY CLOSE TO DISTRIBUTOR ROAD

Orange is the largest urban area in Central West New South Wales, population circa 40,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

Location

Situated approximately 4.2 kilometres North of Orange CBD on the Western side of Clergate Road

Description

Close to Northern Distributor Road with excellent exposure
Fully serviced industrial land
Clergate Road frontage and concrete driveway access from Ralston Drive
Articulated vehicle access
Owner will design and construct new tilt concrete panel building
Concrete hardstand
Available as a whole or as two separate tenancies

Warehouse Lighting: High Bay Mercury Vapour
Roller Door Height: 4.80 metres
Parking: Ample on-site parking
3 Phase Electricity: Yes
Secure Yard: Yes

Tenancy	Building Area m ²	Rent (Ex GST) \$pa	\$m ²	Net/Gross
Shed 1	950	\$90,250	\$95	Gross
Shed 2	950	\$90,250	\$95	Gross

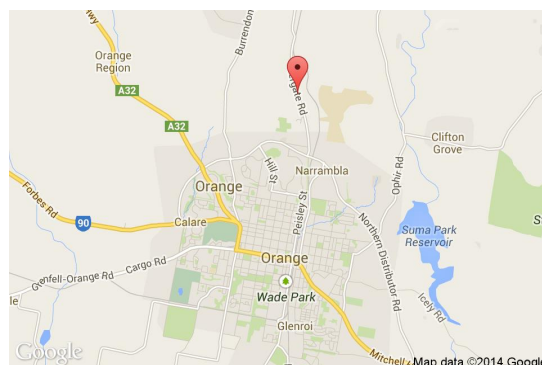
Site Details

Land Area: 5007 sqm

Zoning: IN1 General Industrial

For more information please contact

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