

# For Lease

## 16-17 Scott Place ORANGE

### INDUSTRIAL FACILITY - LEEWOOD ESTATE

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 2.6 kilometres south of Orange CBD in Leewood Industrial Estate

#### Description

- Large level industrial facility
- New industrial building (to be constructed)
- High clearance roller door access
- Office and amenities
- Concrete hardstand yard
- Articulated heavy vehicle access
- Available as one large shed or two smaller sheds

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

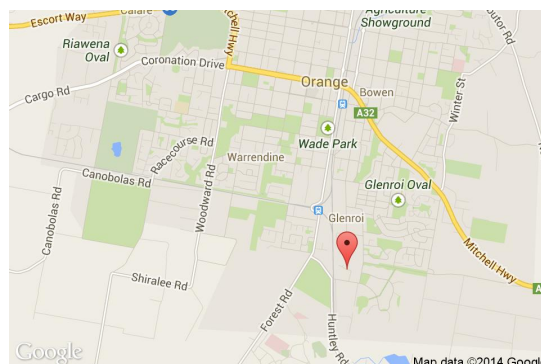
| Factory W'hse m <sup>2</sup> | Office Amenities m <sup>2</sup> | Other m <sup>2</sup> | Total Bldg m <sup>2</sup> | Rent (Ex GST) \$pa | \$/m <sup>2</sup> | Net/ Gross |
|------------------------------|---------------------------------|----------------------|---------------------------|--------------------|-------------------|------------|
| 515                          | 39                              |                      | 554                       | \$54,015           | \$98              | Gross      |
| 539                          | 39                              |                      | 578                       | \$56,355           | \$98              | Gross      |

#### Site Details

- Land Area: 3073 sqm
- Zoning: IN1 General Industrial

#### For more information please contact

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## BENCHMARK COMMERCIAL

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