

# For Sale

5 Ralston Drive ORANGE

## BRAND NEW INDUSTRIAL SHEDS/UNITS

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 warehouse or workshop units  
Video security surveillance of the complex  
High clearance remote control roller doors  
High bay LED lighting  
Shared amenities  
Concrete hardstand & driveway areas  
Brand new development  
Available late 2020

Building Floor Area: From 83sqm to 213sqm

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

Building Floor Area: From 83 sqm to 213 sqm sqm

### Site Details

**Title:** Strata Title  
**Tenure:** Available with vacant possession  
**Zoning:** IN1 General Industrial  
**Price:** From \$155,000 + GST

**For more information please contact**

**Nigel Staniforth**

0401 279 795

**David Hall**

0429 656 101



**BENCHMARK**  
**COMMERCIAL**

194B Lords Place, Orange NSW 2800

**Telephone:** (02) 63 62 5988  
**Email:** sales@bmpa.com.au  
**Web:** www.bmpa.com.au

