

# For Sale

4 Ash Street ORANGE

## NEW INDUSTRIAL STRATA 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

Located on the southern side of Ash Street in Leewood Industrial Estate, approximately 2.8 kilometers south of Orange CBD.

## Description

A grade complex of new strata title industrial units  
Quality built, tilt concrete panel construction  
Numerous sized units available  
Full concrete common area hardstand and driveways  
Onsite designated parking  
Mechanical roller doors  
Glazed PA doors

Warehouse Lighting: High Bay LED  
Roller Door Height: 4.80 metres  
Parking: Onsite designated car parks  
3 Phase Electricity: Yes  
Secure Yard: Yes

Building Floor Area: From 57sqm to 145sqm sqm

## Site Details

**Title:** Strata Title  
**Tenure:** Available with vacant possession  
**Zoning:** E4 General Industrial  
**Price:** From \$190,000 to \$465,000 + GST

## For more information please contact

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