

**185 Leeds Pde, Orange, NSW 2800**

**POA**

Commercial Land, Industrial Land, Other **10** 



## EXCELLENT DEVELOPMENT SITE ON THE NORTHERN DISTRIBUTOR

- Approximately 700m road frontage
- 180-degree road exposure
- Traffic exposure is approx 67,500 vehicles per week
- Expanding tourism hub
- Precinct Anchor: Bunnings
- Zoning B6 (Enterprise Corridor) and SP3 (TouristE Employment)

At 12.08 Hectares IN TOTAL, this property is one of the most significant multi-zoned development sites in North Orange, with an approximate 700m road frontage along the Northern Distributor and Leeds Parade.

The site is a 2-minute drive to the CBD via Leeds Parade and benefits from multiple zones that allow for a range of uses.

The B6 portion (approx 1,137m<sup>2</sup> located on the northern corner of the Leeds Parade entrance) is available separately at \$440,000 + GST.

For more information or a detailed Information Memorandum, contact Tania Golaz on 0488 299 585.

**Open for Inspection**

By Appointment.

### Listed By



Gary Blowes

Mobile: 0418 635 248

