

1-16/131 Mooramba Avenue, Tuggerah

NEXUS 131 | Premium Industrial Units in Tuggerah's Prime Business Precinct

Introducing NEXUS 131, a high-quality new industrial development positioned in the heart of Tuggerah's tightly held industrial precinct. Designed for modern business, this premium complex delivers 16 contemporary warehouse units offering flexibility, functionality and strong appeal for both owner-occupiers and investors. Unit sizes within the project range from 167m2 to 400m2, with modern design, quality internal amenities and excellent vehicle access.

Strategically located at 131 Mooramba Avenue, Tuggerah, NEXUS 131 benefits from direct access to the M1 Motorway, placing Sydney and Newcastle within easy reach. The project is also just minutes to major retail and trade destinations including Bunnings and the HomeCo. precinct, reinforcing its practicality for a broad range of industrial, warehouse, trade and service-based users. The brochure notes Tuggerah's strong demand, limited industrial supply and growing regional economy as key fundamentals supporting the project.

Each unit has been thoughtfully designed to provide a professional

FOR SALE/LEASE
Sale from $615,600 + GST Lease from $35,055 pa net

BUILDING AREA
165-400sqm

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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and highly usable industrial space, with features including electric roller door access, three-phase power, glass entry, integrated kitchenette, contemporary bathroom amenities with shower facilities, and mezzanine areas capable of being configured for office, storage or a combination of both. The development also offers allocated off-street parking, gated security and generous vehicular circulation, making day-to-day operations efficient and convenient.

With completion targeted for October 2026 and move-ins anticipated from November 2026, NEXUS 131 presents an outstanding opportunity to secure a position in one of the Central Coast's most established and connected industrial locations.

Key Features:
- 16 premium industrial warehouse units
- Unit sizes from 167m2 to 400m2
- E4 General Industrial zoning
- Allocated off-street parking
- Gated security with automatic entry
- Electric roller door access
- Three-phase power supply
- Glass door entry
- Integrated kitchenettes
- Units 1, 2, 4, 6, 8 include yard space
- Contemporary bathrooms with shower facilities
- Flexible mezzanine areas suitable for office or storage use
- Generous internal circulation for commercial vehicles

Approximate travel times
- 6 minutes to the M1 Motorway
- 2 minutes to Bunnings and HomeCo. precinct
- 45 minutes to Newcastle
- 50 minutes to Sydney

For further information, pricing, plans or to discuss the available opportunities within NEXUS 131, please contact Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today.

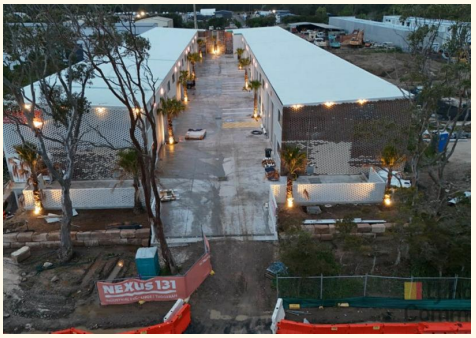
MORE DETAILS

Property ID	3CKHXT
Property Type	Industrial/Warehouse
Building Area	165-400 m2
Land Area	107 m2











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