



## Tuggerah, 1-18/131 Mooramba Avenue

New, Modern & Stylish Industrial units! For sale or lease  
**OFF PLAN**

LJ Hooker Commercial is proud to present this exceptional industrial development in the thriving Tuggerah business precinct on the Central Coast, NSW. Comprising 18 premium industrial strata units, this project offers an exciting opportunity for owner-occupiers, investors, and tenants alike.

Each unit showcases a contemporary, architecturally designed facade and boasts practical features including high-clearance warehousing, mezzanine storage, and dedicated on-title parking. Built with quality and longevity in mind, the development will feature:

- \* Solid concrete tilt-up panel construction
- \* Steel-framed mezzanines
- \* Quality glazing throughout
- \* Automatic roller doors for easy access

**For Sale/Lease**  
Contact agent

**Building Area**  
167-218sqm

**Contact**  
**Ben Purdue**  
0450 719 600  
ben.purdue@ljhooker.com.au

**Tom Bore**  
0402 938 144  
tom.bore@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**Terrigal | Erina**  
**(02) 4385 8444**

#### Key Details:

- \* 18 individual industrial strata units
- \* Unit sizes from 167m2\* to 218m2\*
- \* Net lettable area exceeding 3,200m2\*
- \* Common unit dimensions: 10.6m x 10.7m & 10.6m x 13.0m
- \* Warehouse heights: 6.5m —7.2m (respectively)
- \* Roller door widths: 3.8m and 4.6m
- \* E4 —General Industrial Zoning

#### Every Unit Includes:

- \* High-clearance warehouse space
- \* Mezzanine level for additional storage or workspace
- \* Kitchenette and private bathroom
- \* LED lighting
- \* Provision for 3-phase power

#### Outstanding Location:

Positioned in Mooramba Avenue, this location offers excellent proximity to Westfield Tuggerah, HomeCo, Bunnings, the Regional Sporting Complex, Tuggerah Train Station, and just minutes to the M1 Motorway —perfect for businesses servicing the Central Coast, Sydney or Newcastle.

#### Why Invest Here?

With ongoing demand for quality industrial property on the Central Coast and limited supply in key locations, this project is expected to generate strong interest from both the leasing and purchasing market.

\*Approximate

For more information or to arrange a meeting to discuss securing a unit in this quality development, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today.

## More About this Property

Property ID	316HXT
Property Type	Industrial/Warehouse
Building Area	167-218 m2
Land Area	114 m2

#### Ben Purdue 0450 719 600

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#### Tom Bore 0402 938 144

Commercial Sales Consultant | [tom.bore@ljhooker.com.au](mailto:tom.bore@ljhooker.com.au)

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