



## Tuggerah, 1-18/131 Mooramba Avenue

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

LJ Hooker Commercial are pleased to present this fantastic industrial project at Tuggerah on the Central Coast NSW comprising of 18 individual industrial strata units for sale or lease off plan.

Featuring a modern & stylish facade, each unit enjoys spacious layouts with high clearance warehouse, mezzanine for extra storage & parking at the door. The property will be constructed using only quality materials featuring solid concrete tilt panel external walls, steel framed mezzanines, quality glazing & automatic roller doors.

Units range in size from 167 m2\* to 218 m2\* suiting a broad range of businesses and investors.

Dimensions vary with a number of units 10.6m x 10.7m & 10.6m x 13.0m being a common

 **LJ Hooker Commercial**

**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.

**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

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

size throughout the complex including 3.8m & 4.6m wide roller doors. Warehouse heights are pitched at 6.5m to 7.2m respectively.

Located at Mooramba Avenue with proximity to Tuggerah Westfield, Home Co, Bunnings & the Regional Sporting Complex, only minutes to the M1 Motorway, these units tick all the boxes for small to medium businesses looking for a convenient location to service their Central Coast clients.

With high demand for industrial property across the Central Coast, this project is sure to attract solid interest from the purchaser & leasing market.

Features include:

- \* 18 individual strata industrial units
- \* Over 3,200 m2 NLA (net lettable area) available
- \* Sizes ranging from 167m2\* to 218m2\*
- \* E4 - General industrial zoning
- \* High clearance, modern design with LED lighting
- \* All units include mezzanines, kitchenettes & exclusive bathroom
- \* Provision for three (3) phase power
- \* Proximity to the M1 Motorway and Tuggerah Train Station

\*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**

Principal Licensee | [ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

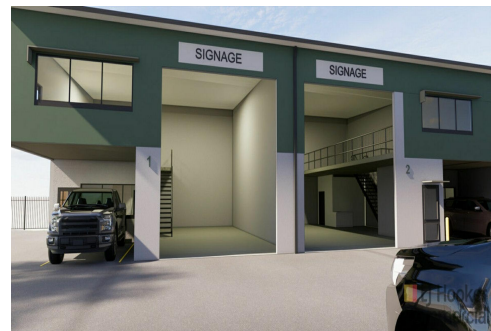
**Tom Bore 0402 938 144**

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