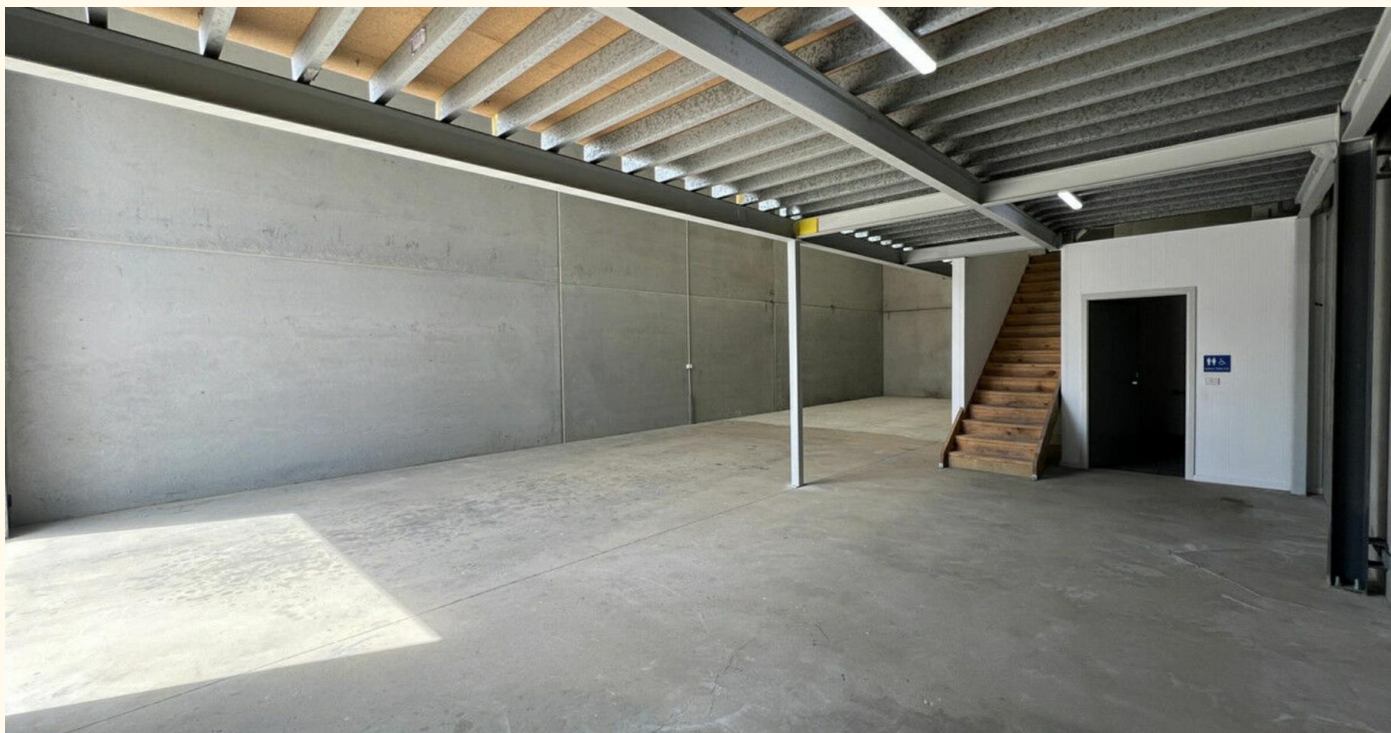




6/3 Fleet Close, Tuggerah

What a Cracker! Prime Industrial Unit in Tuggerah!

Position your business within the highly sought-after Tuggerah Business Park with this quality industrial unit now available for lease at Tuggerah.

Combining functional warehouse space with a modern office and mezzanine fit-out, this property is ideal for a range of industrial, trade, warehousing, e-commerce, or commercial users seeking a professional base in one of the Central Coast's premier industrial estates.

The unit features high-clearance warehouse accommodation with container-height roller door access, quality internal amenities, and an impressive upper-level office/lounge area providing an ideal breakout space, meeting room, or executive office.

Features include:

- High-clearance warehouse with excellent internal clearance
- Container-height roller door access
- Quality mezzanine office and storage areas
- Modern kitchenette and amenities
- Open-plan office/lounge or meeting area

FOR LEASE

\$35,000 pa net (no GST)

BUILDING AREA

225sqm

AGENTS

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

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

AGENCY

Terrigal | Erina
(02) 4367 4222

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.

 **LJ Hooker Commercial**

- Excellent natural light throughout
- Modern industrial complex within Tuggerah Business Park
- site parking directly in front of the unit
- Easy access to Wyong Road and the M1 Motorway
- Suitable for industrial, warehousing, trade, and commercial users

Tuggerah Business Park continues to be one of the Central Coast's most tightly held industrial locations, benefiting from excellent connectivity to Sydney and Newcastle via the M1 Motorway, while being surrounded by major national businesses, retail precincts, and growing residential catchments.

For more information or to arrange an inspection, please contact Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!

MORE DETAILS

Property ID	3DMHXT
Property Type	Industrial/Warehouse
Building Area	225 m2
Land Area	156 m2
Outgoings	\$8,981.00

Ben Purdue 0450 719 600

Principal Licensee | ben.purdue@ljhooker.com.au

Tom Bore 0402 938 144

Commercial Sales Consultant | tom.bore@ljhooker.com.au

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