



**1 / 2 Joule Place, Tuggerah NSW 2259**

## **Perfect Option. Quality Industrial Unit - \$385,000 + GST**

A rare opportunity to purchase a front Unit in an excellent industrial complex. Unit 1 / 2 Joule Place is an impressive 238 m2 industrial unit with 181m2 on the ground floor and a further 57m2 of approved quality mezzanine that is fitted out for office usage. Tremendous value at only \$385,000 + GST.

Very easy configuration to work with including

- \* Clear Span warehouse area (Height ranging from 5m - 5.5 m)
- \* 5 meter (approx) Roller Door
- \* Exposure to Joule Place
- \* 2 Parking spaces right in front of the Unit
- \* Mezzanine office area
- \* Male / Female amenities & Shower
- \* Very well kept complex

Industrial  
FOR SALE

238sqm

**Raine&Horne.**  
Commercial

**Brad Rogers**

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