



## Unit 209/12 Pioneer Avenue, Tuggerah NSW 2259

### TUGGERAH BUSINESS PARK!

Brand new 145m2 industrial unit situated in the premier Business Park on the Coast! North facing with excellent vehicle access and extra wide driveway plus plenty of parking.

High clearance automatic door with clear roof panel for abundant natural light.

Only minutes from the M1 Sydney to Newcastle motorway, Westfield shopping centre and Tuggerah Super Centre.

BONUS - OWNER WILL INSTALL SOLAR POWER (SAVING YOU THOUSANDS \$\$\$\$) AND WILL CONSTRUCT A MEZZANINE IF REQUIRED.

Industrial  
FOR LEASE

145sqm