



2/2 Joule Place, Tuggerah NSW 2259

## Brilliant business unit with office and showroom!

Better than average, plus a large showroom (or extra office) and mezzanine office with excellent natural light. This superb factory unit has a high and wide roller door, excellent amenities plus shower, air conditioned office and plenty of height for pallet racking.

Consisting of approx. 142m2 of ground floor warehouse space, 42m2 of downstairs showroom or office with an additional 42m2 of mezzanine office. Bonus, pallet racking can be used by the future tenant.

Close to the M1 Sydney to Newcastle motorway, Tuggerah Railway Station and Westfield Tuggerah. It is in an amazing location with IN2 flexible zoning!

You must make time to i

Industrial  
FOR LEASE

226sqm

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