



**Unit 8/4 Colony Close, Tuggerah NSW 2259**

**BRAND NEW UNIT IN TUGGERAHS NEWEST FACTORY COMPLEX.**

Situated in the heart of the high profile Tuggerah Business Park, with close proximity to Tuggerah train station, Westfield shopping Centre & the M1 motorway.

High clearance warehouse with automatic high and wide roller door

Floor area approximately 75m2

Single Phase power with NBN connection

2 allocated car spaces directly in front of the unit

Common bathroom amenities on site

Zoned B7: Business Park

This unit would be suitable for storage, warehousing & distribution, office premises or indoor recreation

Industrial

FOR LEASE

75sqm

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