

**26 - 28 Old Punt Road, Tomago, NSW 2322**



**Residential Land For Sale**

Thursday, 14 March 2024

26 - 28 Old Punt Road, Tomago, NSW 2322

Area: 6801 m2

Type: Residential Land



Jesse Mulligan  
0249501466

## EOI Closing 22nd April 5pm

Expressions Of Interest Closing April 22nd at 5pm. Mulligan Property Group are pleased to market the sale of this blue-chip industrial holding with immediate value-add potential. Built and tightly held, 26 – 28 Old Punt Road offers a unique and unparalleled opportunity to the astute purchaser. Site particulars: 26 Old Punt Road (Lot 11) – 2601m<sup>2</sup> 28 Old Punt Road (Lot 12) – 4200m<sup>2</sup> Total land holding of 6,801m<sup>2</sup> approx., across two titles with a 81.7m frontage The added benefit of the capability to continue to consolidate both lots, construct on the vacant hardstand site or further improve/value-add to the existing infrastructure. Shed particulars: Internal total floor area of 1,000m<sup>2</sup> of which includes offices, workshop areas and mezzanine areas. The shed encompasses multiple offices, a separate board room, great size workstations, kitchenette, and a reception area. Within the workshop there are separate amenities, lunchrooms, lockers, and ample storage. The 15T crane provides all essential requirements for an array of businesses alike. The open space and the design of the eight (8) roller doors allow for easy access to an array of vehicles, equipment, and workflow management. There is also a large mezzanine for additional storage (F.F.L 13.150) The balance of the hardstand allows for sufficient turning circles, parking, storage, and future development. Current Zoning is E4 General Industrial under the Port Stephens LEP which allows for the following but not limited too; Dairies (pasture-based); Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Heliports; Industrial retail outlets; Industrial training facilities; Intensive plant agriculture; Kiosks; Landscaping material supplies. Located within the renowned 24/7 industrial precinct of Tomago NSW, the location of this opportunity is second to none from its proximity to major motorways and key links to surrounding customer-based businesses. Contact Jesse Mulligan on 0432 160 186 for the Information Memorandum. **DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.