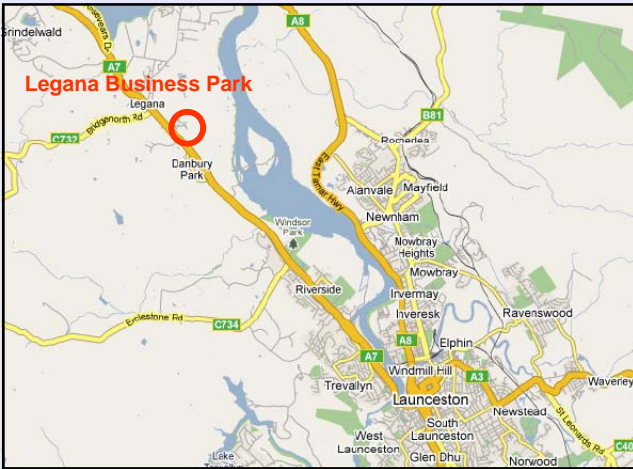


Legana Business Park

Cnr West Tamar Highway & Legana Park Drive,
Legana TASMANIA 7277



Zoned Industrial - West Tamar Council

Ideally positioned along side the West Tamar Highway just 12 kilometres from Launceston and 1 kilometre from the thriving township of Legana. This new Business Park abuts the Legana Industrial Estate and is less than 50 kilometres from the deep water port of Bell Bay.

With many large developments planned for the north of Tasmania - including the \$2.2 billion Pulp Mill project - **now is the time to position your business in this strategic location.**

Location



Master Plan - 47 allotments. Stage 1 available to buy now with settlement 30 days after issue of title.



Mini Factories (Illustration only)



Warehouse (Illustration only)

Ann Courtenay Associate Director / Sales Consultant

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Legana Business Park

Cnr West Tamar Highway & Legana Park Drive,
Legana TASMANIA 7277

Lot No	Area m2	Price
1	1133	
2	1169	
3	1113	
4	1211	
5	1305	
6	1292	
7	3138	
31	1274	
47	1091	

The West Tamar Council has allocated industrial areas within their precinct to encourage businesses to cater for the needs of the local and regional economy.

The table below is a general guide only.

Permitted Uses	Discretionary Uses
Manufacture	Bulky goods sales
Storage	Food services
Transport Depot	Research & development
Processing	Resource processing
Distribution	Service industry
Recycling	Sport & recreation
Waste disposal	Equipment sales and hire
Natural & cultural management	Machinery sales and hire

Lot details - Price on application
(Size subject to final survey)

For full details on the West Tamar Planning Scheme visit www.wtc.tas.gov.au



Stage 1 - Shown in Red above. Subdivision works estimated completion by mid-2010.

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