

29 Ace Cres, Tuggerah, NSW 2259

\$7900 per month plus GST pm

Warehouse



VERSATILE INDUSTRIAL FACILITY WITH HARDSTAND YARD

Positioned within the tightly held Tuggerah Industrial precinct, this substantial industrial facility presents an excellent opportunity for businesses seeking scale, functionality and flexibility.

The property offers a large clear-span factory area of approximately 530sqm, with a spacious mezzanine complemented by 60sqm of office accommodation, ideal for administration, showroom or management use. A major highlight is the extensive concreted hardstand drive and yard area, providing outstanding access, storage and operational efficiency. The layout also allows for the potential to separate the premises for two businesses, subject to requirements.

Additional features include:

- Ample on-site parking
- Fully fenced and secure site
- Male and female toilet facilities
- Two kitchens
- Air-conditioned office areas
- Mezzanine area for storage
- Excellent truck and vehicle access

With the current tenant relocating, the premises will be available shortly, making this a rare opportunity to secure a sizeable industrial holding in one of Tuggerah's most sought-after industrial locations.

\$7900 per month plus GST. Outgoings Included.

Inspections are highly recommended.

Open for Inspection

By Appointment.

Listed By

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