



**Unit 304/12 Pioneer Avenue, Tuggerah NSW 2259**

## **Amazing high clearance great factory unit!!!**

An outstanding brand-new unit located centrally in the heart of the Tuggerah Business Park. Comprised of approx. 170m<sup>2</sup> of high clearance full concrete construction with quality amenities and kitchenette, automotive roller door and great natural light.

This unit has an excellent position backing onto the arterial Wyong Road, offering premium exposure with approx. 46,000 cars passing daily.

Purpose built wide driveways and extra parking make it a simple delivery and dispatch property, conveniently located just minutes from the M1 Newcastle Motorway, Tuggerah Railway Station and Westfield Shopping Town.

Owner will consider construction of an office or mezzanine if needed for the right long-term tenant.

CALL NOW. Do not miss o

Industrial  
FOR LEASE

163sqm