



Unit 6/2-4 Clare Mace Crescent, Tumbi Umbi NSW 2261

## FANTASTIC FACTORY BAY

This outstanding 126 square metre factory bay with a fenced outdoor area of approximately 30 square metres is a rare find in the highly sought-after area of Tumbi Umbi. Its prime location is close to popular beach suburbs, Tuggerah Westfield, M1 Motorway, and Mingara, making it an ideal choice for businesses looking to expand their operations.

The unit is fitted with LED lighting throughout, a kitchenette, toilet, and the potential for a shower if required. Moreover, the recently repaired roof ensures the unit is water-tight, providing a secure environment for your business operations.

With the IN2 zoning, this property offers a plethora of potential uses. You won't have to worry about additional outgoings as this brilliant offering includes all usual property expenses in the lease ren

Industrial  
FOR LEASE

126sqm