



## Jilliby, 10 Tinnula Drive

**PRICED TO SELL!** Cracking benched lot in sought after new Industrial Estate!

An exciting new opportunity to secure a conveniently located land parcel in one of NSW Central Coast's fastest growing Industrial precincts.

10 Tinnula Dr, Jilliby (Lot 69) is 7,000m<sup>2</sup>\* situated in the newly constructed Warnervale Business Park, with immediate access to the M1 Motorway, this is a fantastic opportunity not to be missed.

A Central location between the Sydney and Newcastle with proximity, Warnervale Airport, Sanitarium Warnervale & Woolworths Regional Distribution Centre, ensures this property is both accessible and desirable to future tenants or businesses trading between the two metro areas.

You could build your dream warehouse or manufacturing facility incorporating all those



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**For Sale**  
Contact agent

**Contact**  
**Ben Purdue**  
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**Tom Bore**  
0402 938 144  
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**Terrigal**  
(02) 4385 8444



major improvements to your operations you have wanted; this is the opportunity you have been waiting for!

Stage 2 of the new 4 stage Industrial precinct is due for settlement October 2024 & now is the perfect time to commence planning your dream premises.

The property is zoned E4 - General Industrial conducive to popular uses such as warehouse/distribution, light & general industries, depots, liquid fuel depots & Industrial retail outlets all subject to council approval.

The investor may consider a build to rent strategy enjoying solid tenant demand for the area for Industrial warehouse built to the required specification of your future tenant. Another option is an Industrial unit project catering to businesses requiring a smaller floor area for their operations but close to the M1 & growing Warnervale Residential population.

Securing land in this new estate is a huge opportunity with solid attributes to create something truly special for the property, it really does tick all the boxes taking full advantage of this prime location right on the M1 Motorway.

Features include:

- \* Benched, level & ready to go!
- \* Opportunity to build your dream premises
- \* 7,000 m2 approx. gross land area
- \* Proximity to M1 Sparks Road interchange
- \* E4 - General Industrial zoning
- \* Power, Water & Sewerage ready at the kerb
- \* Proximity to Warnervale Airport
- \* Located in the new Warnervale Business Park

\*Approximate

For more information, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today.



## More About this Property

Property ID	31GHXT
Property Type	Land/Development
Land Area	7000 m <sup>2</sup>

### Ben Purdue 0450 719 600

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