



Jilliby, 2 Tinnula Drive

Prime Corner Allotment in the NSW Central Coast's Fastest-Growing Precinct!

A rare chance to secure a strategically located land parcel in one of the NSW Central Coast's most dynamic and rapidly expanding industrial hubs.

2 Tinnula Drive, Jilliby offers 12,120m²* of versatile prime land in the newly developed Warner Business Park. This well-exposed corner allotment enjoys one of the best locations in the estate, making it an exceptional investment opportunity that's ideal for both large-format warehousing or logistics operators, industrial developments and businesses requiring a prime corner allotment with fantastic level features.

Perfectly situated between Sydney and Newcastle, with proximity to high profile neighbours including Warnervale Airport, and the Woolworths Regional Distribution Centre. With ideal access to major transport routes via the M1 Motorway, it is perfectly positioned to attract logistics businesses seeking proximity to freight routes to metro areas.



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
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Terrigal | Erina
(02) 4385 8444

Whether you're looking to build a large warehouse, distribution center, or custom manufacturing facility, this corner block provides excellent flexibility and versatility for various industrial uses. Its location is also ideal for businesses looking for prominent signage and versatile access for vehicles and large trucks enjoying two street frontages, perfect for designing vehicle flow with separate ingress/egress points.

Key Highlights:

- * Corner Block: High-exposure site with ideal visibility
- * Level & Benched Land: Ready for immediate development
- * 12,120m²* of versatile land with proximity to the M1 Motorway
- * E4 —General Industrial Zoning perfect for a variety of industrial uses
- * Services Ready: Power, water, and sewerage available at the kerb
- * Strategic Location: Easy access for vehicles and large trucks, perfect for heavy logistics or warehousing operations
- * Proximity to Warnervale Airport and Woolworths Distribution Centre

This is an exceptional opportunity to secure a prime industrial site in a high-growth precinct with unbeatable access and visibility. Whether for development or investment, this corner block ticks all the boxes for your future project.

*Approximate

For more information, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today to learn more about this exciting opportunity!

More About this Property

Property ID	34HHXT
Property Type	Land/Development
Land Area	12120 m2

Ben Purdue 0450 719 600

Principal Licensee | ben.purdue@ljhooker.com.au

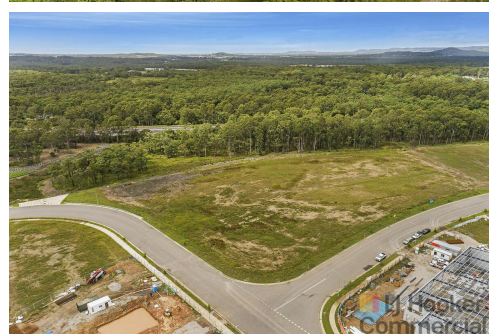
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