



6/168 Pacific Highway, Tuggerah

## Highly Exposed Showroom & Warehouse on Tuggerah Straight!

This is a fantastic opportunity to lease a versatile and well-presented commercial property in one of Tuggerah's most sought-after business precincts. Spanning approximately 267m<sup>2</sup>\*, this property offers a functional combination of showroom, office, and warehouse space - ideal for businesses seeking a prominent location with excellent exposure and warehouse capabilities.

The property features a modern, light-filled glass shopfront with office space on level one. At the rear, the space extends to a practical warehouse/storage area with concrete floors and a roller door for ease with deliveries or operations.

Positioned on a bustling main road, this property enjoys outstanding signage exposure to thousands of cars daily. Your brand will stand out with prominent street frontage, making it an excellent choice for retail, trade outlets, or service-based businesses looking to enhance visibility and brand awareness.

Key Features:

**FOR LEASE**  
\$55,000 pa net + GST

**BUILDING AREA**  
293sqm

**AGENTS**  
Ben Purdue  
0450 719 600  
ben.purdue@ljhooker.com.au

Tom Bore  
0402 938 144  
tom.bore@ljhooker.com.au

**AGENCY**  
Terrigal | Erina  
(02) 4367 4222

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.

 **LJ Hooker Commercial**

- Total area: 267m2\* over two levels
- Retail showroom, office, and warehouse capability
- Glass shopfront with excellent natural light
- High-exposure signage opportunities on a busy main road
- Internal amenities for staff convenience
- Customer parking directly at the front door
- Additional staff parking at the rear for practical access

This location offers easy access to the M1 motorway, Westfield Tuggerah, and Tuggerah train station, making it a convenient hub for clients, customers, and staff alike.

#### Area summary

Ground level total: 207m2 (Warehouse portion 146m2)

Level one office: 60m2

- Approximate

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!

#### MORE DETAILS

|               |                                            |
|---------------|--------------------------------------------|
| Property ID   | 36WHXT                                     |
| Property Type | Retail<br>Offices<br>Showrooms/Bulky Goods |
| Building Area | 293 m2                                     |
| Land Area     | 220 m2                                     |

#### Ben Purdue 0450 719 600

Principal Licensee | [ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

#### Tom Bore 0402 938 144

Commercial Sales Consultant | [tom.bore@ljhooker.com.au](mailto:tom.bore@ljhooker.com.au)

#### Terrigal | Erina (02) 4367 4222

Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250

[terrigan.ljhcommercial.com.au](mailto:terrigan.ljhcommercial.com.au) | [erina@ljhooker.com.au](mailto:erina@ljhooker.com.au)

