

An aerial photograph showing a wide river on the right side of the frame. To the left of the river is a grassy embankment. Further left is a paved road with a few cars. To the left of the road is a large industrial area with several buildings, including a large white warehouse and a smaller blue building. A large, irregularly shaped plot of land is outlined in orange, situated between the road and the river. In the background, there are hills and more industrial buildings.

8 Spit Island Close, MAYFIELD WEST

INFORMATION MEMORANDUM

Indicative outline only

03. Site Location



- Site area 7,215 sqm*
- Zoned IN1 General Industrial
- 10 kilometres* to Port of Newcastle
- Located in the popular Steel River Industrial Estate
- Close proximity to major industrial businesses such as Ullrich, Bradken and CSIRO

*approximately

04. Surrounding Development

Steel River Estate is strategically located at Mayfield West offering premium industrial land within easy access to the Port of Newcastle, Newcastle CBD and Newcastle Airport. The Estate is ideally positioned within close proximity to major arterial roads including the Pacific Highway, Hunter Expressway, M1 Pacific Motorway and the New England Highway.

Steel River Industrial Estate's prominent and premium location offers unparalleled opportunities and flexibility suited to your business needs.

Major businesses located within the Estate include The CSIRO National Energy Centre, Bulbeck, Ullrich Aluminium, Beaufort and Bradken.



Indicative outline only

05. The Property



Indicative outline only

Registered and offered for immediate sale, this level and serviced industrial lot is ideally positioned with easy connectivity to Newcastle CBD, Newcastle Port, the M1 Pacific Motorway and the Hunter Valley Expressway.

Join local and national businesses such as Horan Steel, Australia Post, Bulbecks and Ulrich Aluminium in this quality industrial estate, fully serviced including NBN connectivity.

Zoned IN1 General Industrial this land provides for a wide range of industrial and warehousing land uses in addition to alternate uses such as childcare, places of public worship, neighbourhood shops and industrial retail outlets (STCA).





Nearby Developments Completed 2019

7 Pambalong Drive, Mayfield West



- Concrete panel units
- Dual sized roller doors
- Raised windows
- Amenities
- Kitchenette
- Provision for mezzanine
- Large Vehicle access
- Architectural Features



17 Commercial Suites sized from 143m² to 300m²+

Priced from \$2,200-\$2,300m²

Proposed Development



- Construction of approximately 15 individual commercial suites with warehouse access and storage.
- Suites to range in size from 150m² to 240m²
- Concrete panel construction with feature cladding
- Amenities
- Kitchenette
- Raised windows. Suites facing the river to have additional glazing to optimize views and appeal
- Dual size roller doors
- Large vehicle access
- Suitable parking
- Provision for mezzanine construction
- Total Construction area approx. 3200m² (subject to approval)