



M1 BUSINESS PARK

93 WEAKLEYS DRIVE

— BERESFIELD NSW —



M1 BUSINESS PARK

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NEW ENGLAND HWY

WEAKLEYS DRIVE

**“PRIME LAND SALE OPPORTUNITIES WITHIN AN
EXCITING NEW BUSINESS PARK CLOSE TO THE M1
MOTORWAY AND HUNTER REGION HUB.”**

“STRATEGICALLY LOCATED BUSINESS PARK”

PORT OF NEWCASTLE

PACIFIC HIGHWAY

JOHN RENSHAW DRIVE

M1 MOTORWAY

EXECUTIVE SUMMARY

M1 BUSINESS PARK – 93 WEAKLEYS DRIVE BERESFIELD

- Land sale opportunities within an exciting new Business Park.
- Ideal for small businesses looking to invest in their own premises
- Perfect for industries needing proximity to M1 Motorway and exposure to main arterial roads in the heart of the Hunter region.
- Strategically located within minutes of the on / off ramps of the Pacific Hwy, New England Hwy and the Hunter Express Way.
- Ideal for transport and logistics businesses, being less than 25 minutes from the port of Newcastle and Newcastle CBD.
- All sites ready to build on
- Some lots with direct exposure to Weakleys Drive.
- Flexible zoning of IN2 light industrial.
- Suitable for many industrial and business activities.
- Wide range of lot sizes ranging from 1000m² to suit both small and large businesses

ABOUT THE AREA



M1 BUSINESS PARK

The M1 Business Park is situated approximately 20 kilometres North West of the Newcastle CBD within the Beresfield industrial precinct. The M1 Business Park has exposure to Weakleys Drive and convenient access to the M1 Motorway.

The Beresfield industrial precinct is one of the region's largest industrial precincts. Approximately 250 hectares in size, it comprises a mix of light industrial, engineering, bulky retail and logistics businesses.

The Beresfield industrial precinct is home to many national corporations and is located in a strategic eastern seaboard position 150 km north of Sydney at



NEWCASTLE

the interchange of the M1 Motorway, the New England Highway and Pacific Highway. It has easy access to some of Australia's most important road, rail and port links, allowing smooth transportation of goods and convenient access for the workforce.

M1 Business Park is also central to the surrounding Hunter region. This includes the growth areas of Port Stephens, Lake Macquarie, Greenhills and Maitland. The Park is 25 minutes from Newcastle CBD and the Port of Newcastle and 20 minutes from Newcastle Airport, with direct flights to Sydney, Melbourne and Brisbane.



GREENHILLS SHOPPING CENTRE



M1 BUSINESS PARK

9 3 W E A K L E Y S D R I V E

POSSIBLE USES



The M1 Business Park is strategically located within the heart of the Beresfield industrial precinct and offers outstanding industrial lots. This includes some lots with direct exposure to Weakleys Drive (M1 Motorway link to the New England Highway).

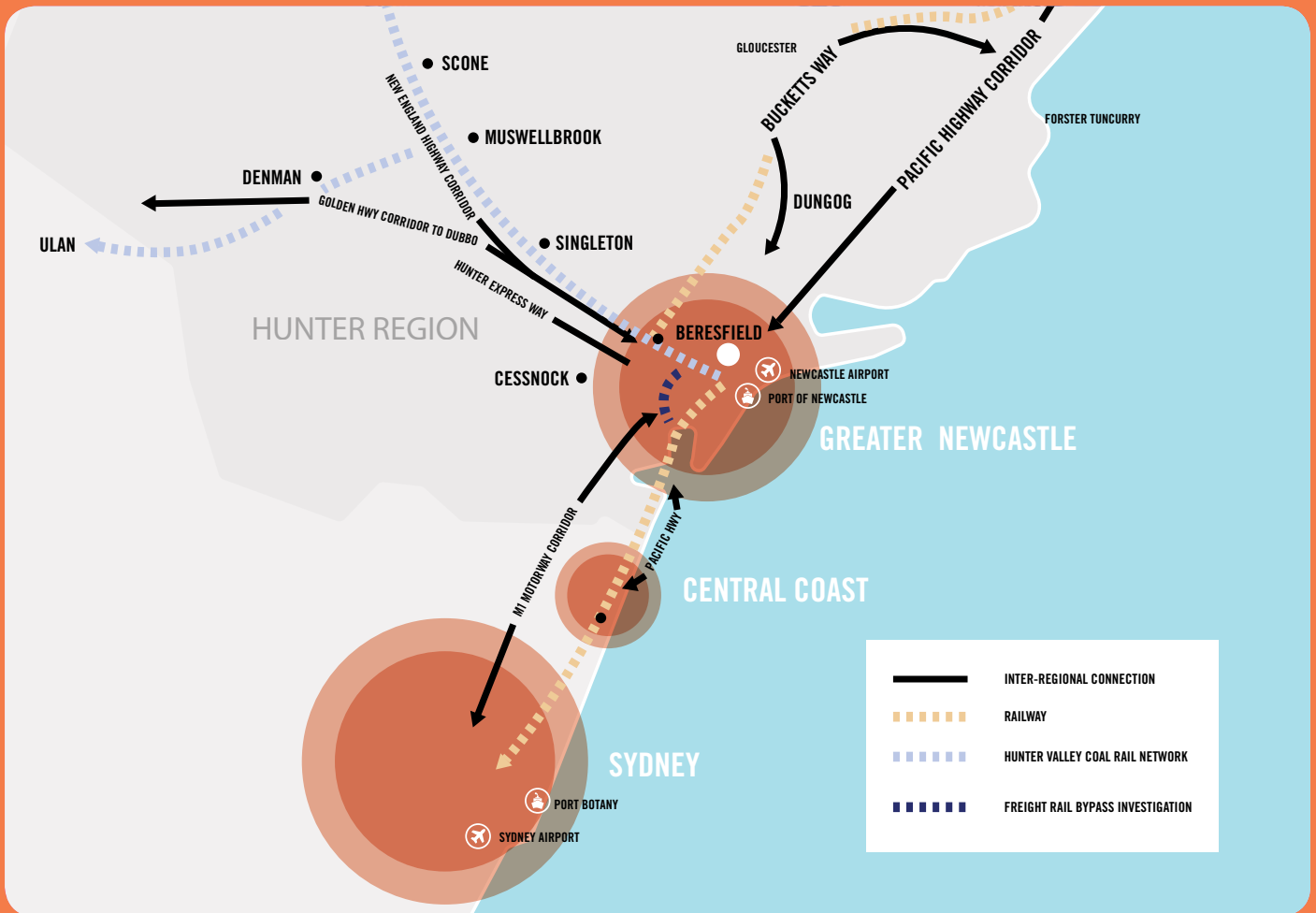
The site is being subdivided into 24 exciting industrial lots with Stage One available now. Lots can also be further amalgamated to suit specific lot size requirements.

- Fully serviced lots with sewer, water and NBN.
- site areas from 1000 m2 available.

The following uses are permitted with consent:

Aquaculture; Boat building and repair facilities; Boat launching ramps; Car parks; Centre-based child care facilities; Community facilities; Crematoria; Depots; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Helipads; Heliports; Industrial retail outlets; Industrial training facilities; Jetties; Kiosks; Landscaping material supplies; Light industries; Mortuaries; Neighbourhood shops; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Respite day care centres; Restricted premises; Roads; Service stations; Sex services premises; Signage; Storage premises; Take away food and drink premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Wholesale supplies

CONTACT DETAILS



TRENT ROBERTSON

DIRECTOR
INDUSTRIAL
PHONE +61 2 4926 4888
MOB +61 401 717 795
 18 HONEYSUCKLE DRIVE
 NEWCASTLE, NSW 2300

BOBBY SUMINOSKI

DIRECTOR
PHONE +61 2 4910 0111
MOB +61 403 623 560
 SHOP 2, 335 WHARF RD
 NEWCASTLE, NSW 2300



four walls
 commercial



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9 3 W E A K L E Y S D R I V E

— B E R E S F I E L D N S W —

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