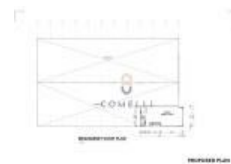
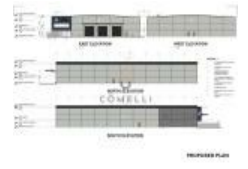
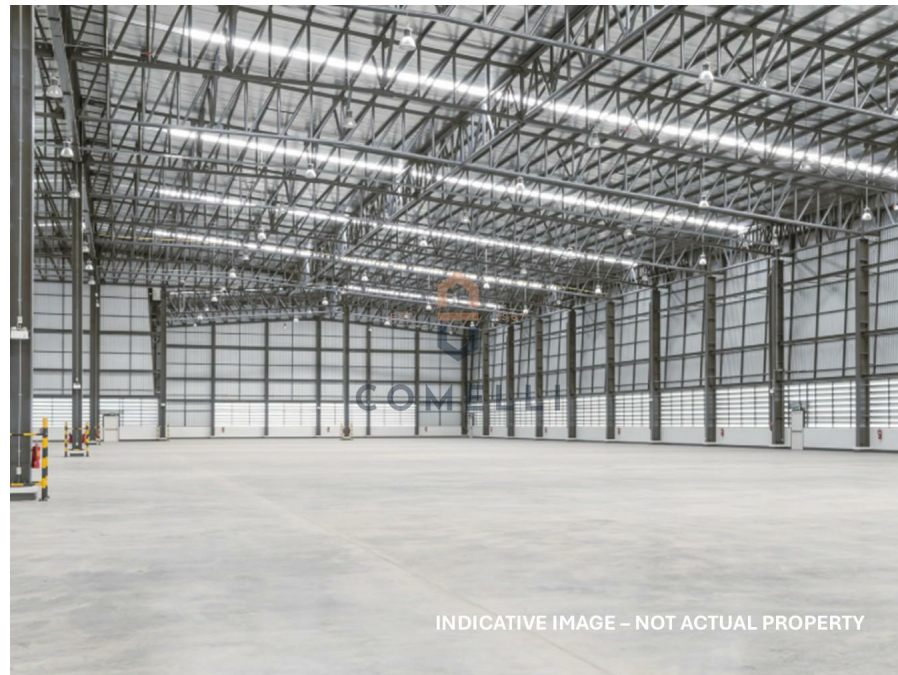


22 Viney Creek Dr, Black Hill, NSW 2322

Contact Agent

Warehouse



Brand New Warehouse for Lease

Comelli Commercial is pleased to offer to the market a brand new warehouse leasing opportunity at 22 Viney Drive, Black Hill, with construction due to commence in Q3 2026.

This brand-new facility will offer:

- Total building of up to 2,800m² approx.
- 9 metre eave clearance
- Building can accommodate 10-tonne overhead crane
- Zoned E4 General Industrial
- B-double capable road network
- Completion scheduled for Q4 2026/ Q1 2027

Strategically positioned within the tightly held Black Hill industrial precinct, the location offers exceptional connectivity, including: Immediate access to the M1 Pacific Motorway (approx. 3 kilometres away) and Newcastle Link Road (approx. 2 kilometres away) Efficient connection to Newcastle CBD (approx. 20 kilometres away), the Hunter Region and Sydney freight corridors Convenient proximity to Newcastle Airport (approx. 17 kilometres away)

With construction commencing soon, the development offers flexibility to accommodate tenant-specific requirements, including layout adjustments.

22 Viney Drive represents a rare opportunity to secure a modern, warehouse facility with the added advantage of customisation during the construction phase.

Please contact our office to discuss how this site can be your newest location.

Open for Inspection

By Appointment.

Listed By

Christina Comelli

Mobile: 0402 811 002

