

Coolum

ECO INDUSTRIAL PARK

Flexible terms | Development ready lots | Competitively priced





OPPORTUNITY

Coolum Eco Industrial Park is ideal for a wide variety of industry activities and provides substantial opportunity for business to grow.

The estate offers business owners and developers well-connected industrial land catering for industries like:

- logistics
- manufacturing
- warehousing & distribution
- construction and wholesale retail companies.

KEY FEATURES

- High impact zoning with 24-hour operation.
- A range in lot size from 5,000 sqm to 1 hectare.
- Close proximity to the Sunshine Motorway with b-double access.
- Established business hub - take advantage of surrounding industrial neighbours.

Contracts tailored to individual needs



PROPERTY OVERVIEW

Developer:	Economic Development Queensland (EDQ)		
Location:	Quanda Road, Coolum, Sunshine Coast		
Lots:	Sizes range from 5,000 sqm to 1 ha		
Local zoning:	General industry		
Local authority:	Sunshine Coast Council		
Tenure:	Freehold		
Prices:	Visit ceip.com.au for lot specific prices		
Travel distance to:	Coolum CBD	3.6 km	
	Sunshine Motorway	2 km	
	Sunshine Coast Airport	14.3 km	
	Port of Brisbane	136 km	

Services include

Reticulation

Industrial standard water, sewer and electrical reticulation are connected.

Roads

High performance asphalt road pavements have been laid.

Telecommunications

Underground conduits for telecommunications have been laid.

Transport

The site sits along a public transport route. There is ample bus parking provisions plus pedestrian and cycle pathways.

Open space

Extensive landscaping complements the native flora, while picnic huts and well considered streetscapes create an inviting environment for employees and visitors to enjoy.

A NATURAL CHOICE FOR INDUSTRY

Coolum Eco Industrial Park is the first industrial estate on the Sunshine Coast to receive a maximum six leaf EnviroDevelopment certification from the Urban Development Institute of Australia.

EnviroDevelopment accreditation acknowledges the significant sustainability standards the park achieved when developing the estate.



With the Sunshine Coast's diverse economy and lifestyle benefits, Coolool is a destination for business, families and tourists alike.



Solar Farm

> \$10 million
economic benefit
100% of council's electricity offset by renewables

Proposed International Broadband Cable Protection Zone

Submarine cable

\$927 million
per annum to Queensland economy
\$700m per annum to Sunshine Coast economy

Airport

2230 jobs
\$4.1 billion contribution to economy

Sunshine Plaza

\$400 million
expansion
creating 5200 construction and retail jobs

Maroochydore

15,000
jobs by 2025
\$4.4 billion contribution to economy

University

\$81 million
expansion complete
20,000 students by 2020

Bruce Highway

\$1.6 billion
expansion and upgrade
First stage to be completed by 2020

Palmview

\$3 billion
development
17,000 residents

Beerwah East

44,000 residents
Development ready by 2027

Hospital

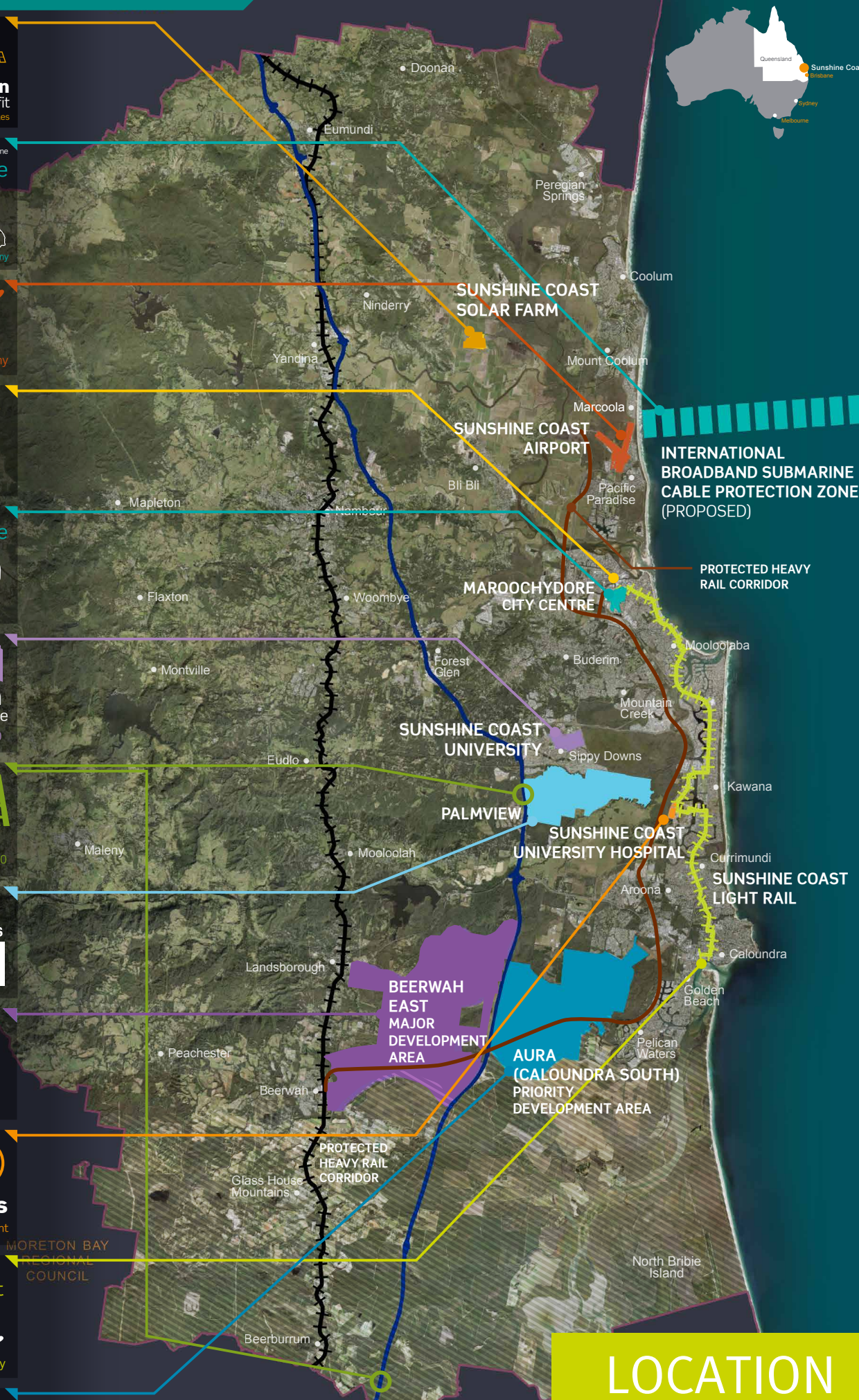
4600 jobs
\$1.8 billion investment

Light Rail Project

Stage 1 by 2025
9000 jobs
\$3.6 billion contribution to economy

Aura (Caloundra South)

50,000
residents
\$7 billion+ investment



LOCATION

Sunshine Coast Major Projects

Mayor Mark Jamieson mail@sunshinecoast.qld.gov.au 07 5441 8242



WHAT IS UNIQUE ABOUT THE ESTATE IS THE CONTRACT STRUCTURES THAT HELP DE-RISK YOUR PROJECT

Economic Development Queensland (EDQ) develops, sells and leases industrial real estate throughout Queensland to meet industry demand for industrial property.

We provide land solutions to help retain existing industry as well as to attract new business investment and development in Queensland. The land we develop has been designed to accommodate a wide range of industrial uses.

EDQ can offer a range of contract terms to assist owner occupiers, tenants and developers in having certainty and lowering risk throughout the sale process.



Coolum Eco Industrial Park is an employment-based development that generates jobs, regional growth, and supports your business.

VISIT CEIP.COM.AU TO WATCH OUR VIDEO AND HEAR FROM BUSINESSES ESTABLISHED WITHIN THE ESTATE

"The reason we came to Coolum was because of the availability to get our b-doubles in and out of the site, the access to the motorway and the access to the highway."

Peter Carter, Carters Transport



"Pricing at Coolum was the best saving we could have ever had."

Don Hunter, Ozzy Cranes



For more information

Simon Beesley

Manager - Sales and Maintenance

0412 623 323 | simon.beesley@dsgmip.qld.gov.au



Coolum

ECO INDUSTRIAL PARK

Disclaimer: Whilst every care has been taken to ensure the accuracy of the information at the time of publication, we will not be liable for any loss suffered as a result of relying on this information. The information included is in no way warranted by the selling agent in whole or part and should not be construed as forming part of any contract. We recommend that any intended purchasers, together with their advisers, make the necessary enquiries themselves on all matters in this respect prior to purchase.



Queensland
Government