



DUNDOWRAN INDUSTRIAL PARK

HERVEY BAY | FRASER COAST
QUEENSLAND



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AHC Limited

ENQUIRIES

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DUNDOWRAN INDUSTRIAL PARK

Dundowran Industrial Park offers premium serviced industrial land for sale, turnkey design and construct packages and leasing opportunities, tailored to suit the individual needs of your business.

SUPREME LOCATION

NBN & SERVICES READY

LOT SIZES FROM 2000 SQM TO 3.026 HECTARES

MEDIUM IMPACT ZONING

CLOSE PROXIMITY TO BRUCE HWY & HERVEY BAY AIRPORT

EXCELLENT LARGE VEHICLE & B-DOUBLE ACCESS

HIGH EXPOSURE LOCATION

FREEHOLD TITLE

EXTENDED SETTLEMENT PERIOD

VENDOR FINANCE OPTIONS TO APPROVED APPLICANTS

Stage 1 Release consists of 14 lots ranging in size from 2000 to 3.026 hectares, some with dual frontages.

DUNDOWRAN INDUSTRIAL PARK IS SET TO BECOME
THE LOCATION OF CHOICE FOR PRIME INDUSTRIAL LAND
JUST 4KM WEST OF HERVEY BAY TOWN CENTRE



THE LOCATION OF CHOICE

Nikenbah-Dundowran Future Growth Area

Dundowran Industrial Park is strategically located 4 km west of Hervey Bay in the Nikenbah-Dundowran Future Growth Area (forecasted population growth of 429.80% from 2020 - 2036).

SUPREME POSITION

Enjoying a high exposure location, the Dundowran Industrial Park is set to become the location of choice.

Bruce Highway Torbanlea - 26km
Maryborough Hervey Bay Road - 2km

Hervey Bay Hospital - 4km
Hervey Bay Airport - 12km

Boat Harbour Drive - 2km
Boat Harbour Drive Marina - 11km

Maryborough - 32km
Brisbane CBD - 291km

Bundaberg CBD - 113km
Gladstone CBD - 285km

Rockhampton CBD - 386km

OPPORTUNITY

Dundowran Industrial Park is an ideal long-term solution, offering a convenient and cost-effective opportunity for companies and businesses seeking a footprint in the Fraser Coast Region.

With the majority of lots fronting Drury Lane, direct access from the north is via a signalised intersection at Pialba Burrum Heads Road and from the south via Urraween Road with easy large vehicle and b-double access from both directions.

Drury Lane was opened to the public in late November 2019 upon completion of all roadworks and the signalised intersection by AHC Limited. The estate offers business owners and developers well serviced and connected industrial land catering for industries like, but not limited to:

LOGISTICS

SERVICING

MANUFACTURING

PROCESSING

SELF-STORAGE

WAREHOUSING & DISTRIBUTION

INDOOR SPORTING & RECREATION

CONSTRUCTION

WHOLESALE AND RETAIL COMPANIES

Opportunities are now available for end users and property developers alike with build ready lots from 2,000 square metres to 4,096 square metres (Stage 1) and development and services ready lots ranging from 2.1 hectares to 7.429 hectares (lots 1000, 1003 & 1004 combined).

KEY FEATURES

Medium impact industry zoning
End User lots sizes 2,000 sqm to 4,096 square metres
Developer ready lots with existing Development Approval for sub-division from 2.1 to 7.429 hectares
Close proximity to Bruce Highway and Hervey Bay Airport
Excellent large vehicle & b-double access
High exposure location
Flexible sales contracts
Extended settlement periods
Vendor finance options to approved applicants



Close proximity to Bruce Hwy
& Hervey Bay airport



Excellent large vehicle
and b-double access



High exposure location



Growth corridor



Freehold title



Medium impact industry
zoning



Flexible sales terms
available



Services ready



- ✓ NBN (FIBRE TO KERB)
- ✓ POWER
- ✓ WATER
- ✓ SEWER
- ✓ STORM WATER
- ✓ HIGH EXPOSURE
- ✓ GROWTH CORRIDOR



FLEXIBLE
SALES TERMS
AVAILABLE

OVERVIEW

Developer: AHC Limited
Address: Drury Lane Dundowran Queensland 4655
Lot Sizes: 2,000 square metres to 3.026 hectares
Local Zoning: Medium Impact Industry. Other uses subject to Council approval.
Local Authority: Fraser Coast Regional Council

**DUNDOWRAN
INDUSTRIAL
PARK**

AREA PROFILE

Hervey Bay and the Fraser Coast Region

The Fraser Coast region encompasses a total land area of about 7,100 square kilometres and is located in the Wide Bay Burnett Region of Queensland.

Key employment sectors include health care, retail trade, education, accommodation and food services (tourism), and manufacturing. The Fraser Coast Region has two public hospitals (Hervey Bay Hospital and Maryborough Hospital) and two private hospitals (St Stephen's Hospital at Hervey Bay and Maryborough).

The two main retail areas in Fraser Coast are the Hervey Bay CBD and the Maryborough CBD, with other significant retail centres being Bay Plaza, Eli Waters Shopping Centre, Maryborough Central Plaza Shopping Centre, Pialba Place Shopping Centre, River Heads Shopping Village, Station Square Shopping Centre, Stockland Hervey Bay Shopping Centre and Urangan Central Shopping Centre.

Educational facilities include the University of Southern Queensland (Fraser Coast Campus), Wide Bay Institute of TAFE (Hervey Bay and Maryborough Campuses), and numerous private and public schools.

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FREEHOLD TITLE LAND FOR SALE

Stage 1 Land Release

Construction ready lots, competitively priced with flexible sales terms available.

Lot No.	Area(sqm)	Frontage (m)	Depth (m)
22	2298	52	45
23	2000	44	45
24	2000	44	45
25	2558	35	72
26	2696	37	72
75	2500	39	65
76	2476	38	65
77	4096	41	101
78	4096	41	101
79	4096	41	101
80	4095	41	101

Contact AHC Limited for a current price list.

- Stage 1 Release
- Future Release



FLEXIBLE SALES TERMS

AHC Limited can offer a range of flexible and attractive contract terms to owner occupiers, investors and developers.

Six Easy Steps

- 1. Identify your preferred Lot**
There are a wide variety of Lot sizes available from 2000 sqm to 3.026 hectares.
- 2. Contact us to confirm Lot availability**
Call Vic Sabados on 0432 553 311 to confirm Lot availability.
- 3. Complete and return the Offer to Purchase Form**, detailing your Offer Price, Settlement Terms and any other requirements.
- 4. Offer to Purchase Form reviewed**
AHC will review your Offer including all proposed terms will contact you to discuss and finalise
- 5. Sales Contract prepared and issued**
Once terms are agreed, AHC will prepare and issue a Sales Contract including agreed terms allowing you to obtain any necessary approvals.
- 6. Land Settlement**
AHC are able offer flexible and extended settlement terms.

ZONING

The current zoning for all land lots in the Dundowran Industrial Park is MEDIUM IMPACT INDUSTRY.

Subject to Council approval, LOW IMPACT INDUSTRY and other uses may also be allowed.

For more information regarding zoning and uses contact AHC Limited.

Large Developer Lots

Development ready lots, competitively priced with flexible sales terms available. Value-add opportunity with existing Development Approval in place for the sub-division into multiple freehold lots. Contact AHC Limited for more information.

Lot 1000 2.295 Hectares

Sub-division for 7 lots from 2867sqm to 4000sqm



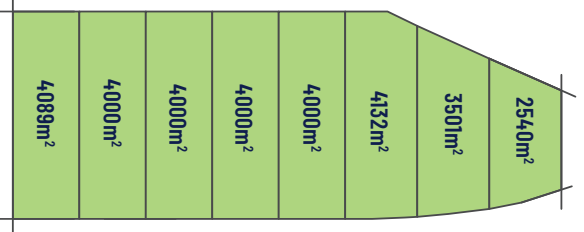
Lot 1003 2.108 Hectares

Sub-division for 5 lots from 4178sqm to 4286sqm

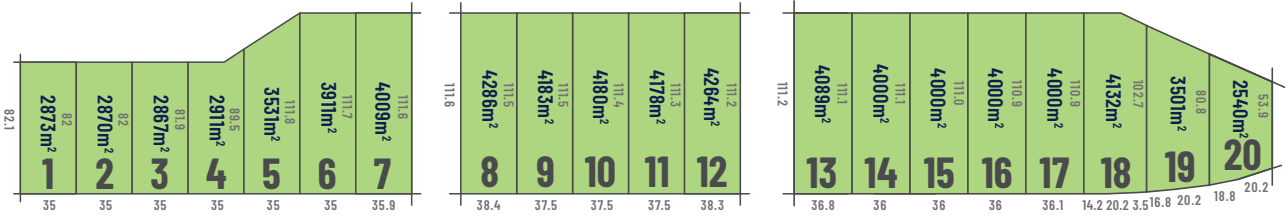


Lot 1004 3.026 Hectares

Sub-division for 8 lots from 2540sqm to 4132sqm



Sub-Division for 20 Lots from 2540 sqm to 4286sqm



SUBJECT TO SURVEY

LEASING OPPORTUNITIES

Bespoke Design, Construct and Lease

Established in 1989, AHC Limited is an experienced developer, builder and property owner. If you have specific and bespoke needs for your factory or premises and your preference is to lease rather than own, discuss your needs with us at AHC Limited.

AHC Limited is not only a developer and builder, we are also property investor's and manager's. We would be genuinely interested in discussing your needs, building your premises to your specifications and leasing the property to you.

Hard Stand Leasing Opportunities

Limited opportunities available to lease fully fenced and serviced hard stand yards.

ZONING

The current zoning for all land lots in the Dundowran Industrial Park is MEDIUM IMPACT INDUSTRY.

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For more information regarding zoning and uses contact AHC Limited.



**SALE
OR
LEASE**

INDUSTRIAL UNITS

Register your interest now to Lease or Buy a brand new modern industrial unit at Dundowran Industrial Park – set to become THE location of choice.

Units For Sale

Own your brand new unit from as little as \$1,500 per square metre
(terms and conditions apply)

These bespoke units will suit owner occupiers and investors alike. Features include:

- ✓ FULLY FENCED AND SECURITY GATED ENTRANCE
- ✓ HIGH CLEARANCE ROLLER DOORS WITH REMOTE CONTROL
- ✓ AIR-CONDITIONED MEZZANINE LEVEL
- ✓ KITCHENETTE
- ✓ INTERNAL BATHROOM AND SHOWER
- ✓ OFF STREET PARKING
- ✓ HIGH EXPOSURE LOCATION WITH PYLON SIGNAGE
- ✓ LED LIGHTING THROUGHOUT
- ✓ STRATA TITLED WITH LOW BODY CORPORATE FEES
- ✓ UNIT SIZES FROM 125M² TO 400M²

Units For Lease

If your preference is to lease your premises rather than buy or own, AHC Limited are more than happy to discuss your requirements and can build a brand new unit for you to lease. To discuss further and for more information please contact AHC on 0432 553 311.



NOTES





AHC LIMITED

Licensed Builder QBCC Licence No. 78566

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DISCLAIMER: Whilst every care has been taken to ensure the accuracy of the information at the time of publication, AHC Limited 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 AHC Limited or any the selling agent in whole or part or should not be construed as forming part of any contract. AHC Limited recommend that any intended purchasers, together with their advisers, make the necessary enquiries themselves on all matters in this respect prior to purchase.



Building on a solid foundation, since 1989.

CONSTRUCTION DESIGN, DEVELOPMENT & MANAGEMENT

AHC Limited has been a financially stable, highly reputable property developer, owner and manager for 30 years. Whether it be a large factory or small industrial unit, AHC can assist with design and construction services to complete your project on time and on budget.

Since our first project on the Gold Coast in 1989, AHC Limited has strived to create quality developments that meet bespoke needs, exceed expectations and stand the test of time. From office blocks, factory and warehouse developments, shopping centres, commercial land sub-divisions to high-end luxury homes in the most esteemed locations. There is no project too small or too large.

AHC can offer a range of flexible and attractive terms to developers, owner occupiers, investors and tenants.

OTHER CURRENT PROJECTS

Parkhurst Town Centre

District shopping centre located on the Bruce Highway at Parkhurst in Rockhampton QLD. Anchored by a full line Woolworths Supermarket, Puma Service Station and 22 specialty stores. Completed in November 2016, AHC Limited currently own and manage the shopping centre. Retail leasing opportunities available.

Good Life RV & Lifestyle Resort

213 lot RV & Lifestyle Resort located in Howard on the Fraser Coast QLD. This project will kick off shortly with the first homes and residents landing in the last quarter of 2020. AHC Limited is the developer, owner and manager of the lifestyle resort.