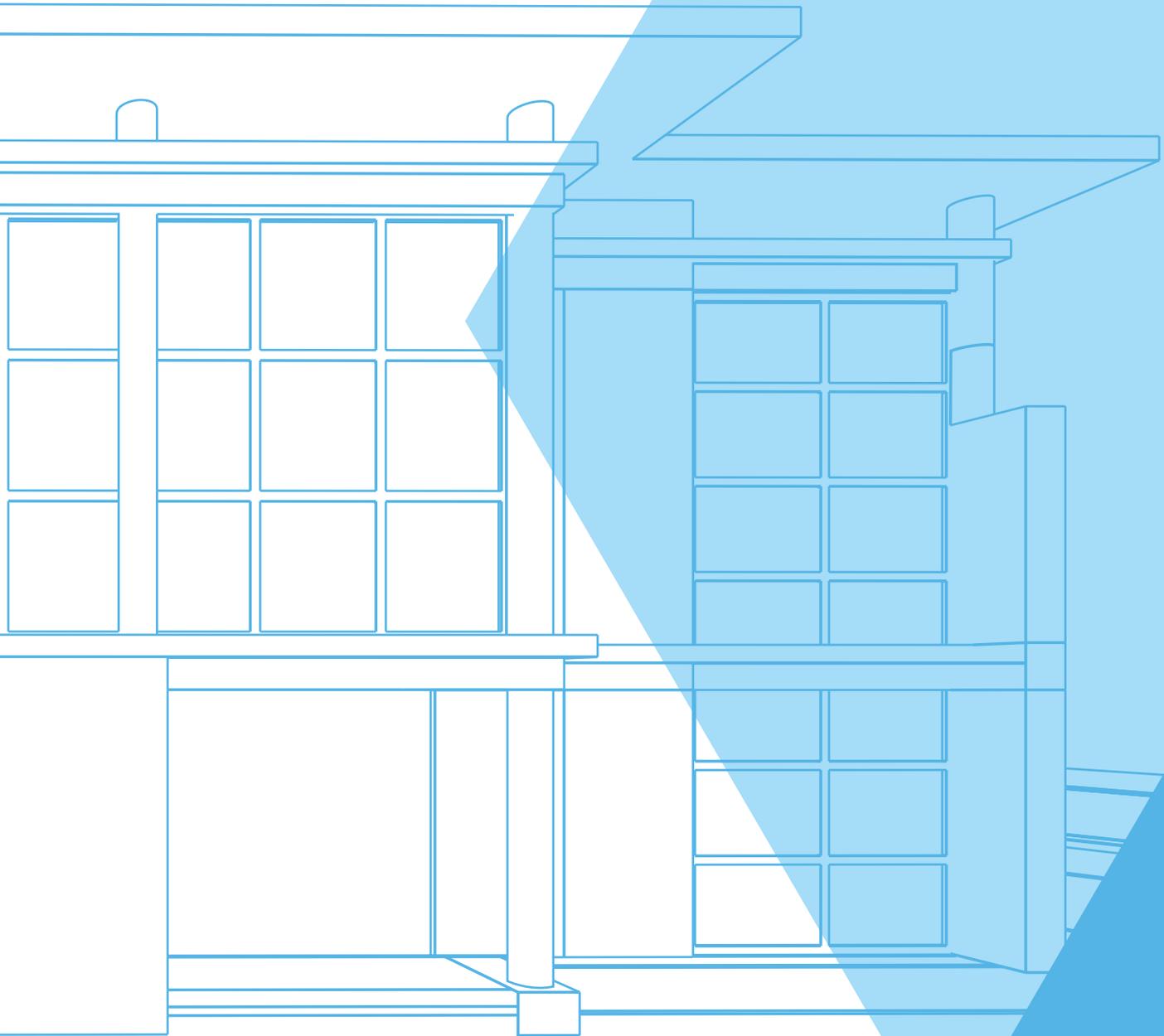


WIDE BAY INDUSTRIAL ESTATE

Maryborough West 4250

Information Memorandum





GATEWAY TO THE **SOUTHERN GREAT BARRIER REEF**

CREATE YOUR IDEAL INDUSTRIAL BUILDING

- Level, fully serviced Industrial Land
- Lots from 1,000m²
- Large lots can be formed up to 2.5Ha
- Direct Bruce HWY Access
- Subdivision Completed
- Lots Ready to Build

Design and construct options available.
Call for a confidential discussion.



ONE OF QUEENSLAND'S MOST DYNAMIC REGIONS

Strategically located in Maryborough West between Brisbane and Gladstone, and midway between Sydney and Cairns, Wide Bay Industrial Estate provides the ideal location for businesses to thrive.

Wide Bay Industrial Estate comprises 55 lots, ranging in size between 1000 to 5300m² and priced between \$100 to \$120/m². A number of these lots have prime Bruce Highway frontage in one of Queensland's most dynamic regions 90 minutes north of the Sunshine Coast.

Wide Bay Burnett is the gateway to the Southern Great Barrier Reef and encompasses the populated regions of Hervey Bay, Bundaberg, Gympie, Maryborough, Kingaroy and Gayndah.

Buyers have the opportunity to make their own arrangements for premises or there is the option to access a full design and construction package in conjunction with long term leases.





ABOUT THE LOCATION

THRIVE IN WIDE BAY BURNETT

The Wide Bay Burnett region is known for its connection to the Australian Tourism Industry. Capitalising on natural beauties such as the Great Barrier Reef and 169 Queensland Heritage Listed sites, Wide Bay Burnett is the gateway to some of the state's most celebrated locations.

Many tourism opportunities exist in Wide Bay Burnett including:

- Sport & events
- Agritourism
- Cultural & indigenous
- Recreational fishing
- Beaches
- Cruises
- Whale watching
- Diving
- Hinterland pursuits

The region is also home to an abundance of economic activities. This includes the production and processing of timber, beef, pork, poultry, seafood, sugar cane and tree crops such as avocados, macadamias, tomatoes and citrus fruits.

Manufacturing makes up 8.9% of the region's employment and is the third-highest employment sector. Common manufacturing that takes place in the region includes machinery and equipment, metal fabrication, food manufacturing and processing, aviation and marine. Wider opportunities also exist in the mining and energy sectors.

If your business is local to the region or if you deliver up and down the East Coast, Wide Bay Industrial Estate is a central and affordable location.



STATE PROJECTS IN THE REGION

FUTURE GROWTH

Further development is predicted for Wide Bay Burnett over the coming years. There is expected to be an increase in projected population upward of 400,000 which will underpin the residential construction sector.

Priority state projects scheduled in the region include:

- M1/A1 Bruce Highway Upgrade
- Aviation & Aerospace Precinct
- Urban Renewal Master Plan
- Fraser Coast Sports Precinct
- Fraser Coast Innovation Hub
- Hervey Bay Airport Precinct
- Bundaberg Port Development Area
- Urangan Harbour Development Masterplan
- Mon Repos Turtle Tourism Centre
- HMAS Tobruk Dive Wreck
- Fraser Coast Motorsport Complex
- Fraser Coastal Connection
- Road Regional Irrigation Development Project
- Bundaberg Port Gas Pipeline Project
- South Burnett Rail Expansion
- Bjelke-Petersen Community Hospital
- Unallocated State Land Program for Agriculture
- Renewable Energy Program
- Large Scale Solar & Biofuel Projects
- Wide Bay Minerals Province Expansion & Development

GLADSTONE

BRUCE HWY

BUNDABURG

FRASER ISLAND

WIDE BAY INDUSTRIAL ESTATE
MARYBOROUGH

BRUCE HWY

SUSHINE COAST

 **STRATEGICALLY
POSITIONED**

WIDE BAY INDUSTRIAL ESTATE

ENTERPRISE CIRCUIT
MARYBOROUGH WEST QLD 4650

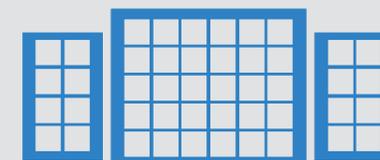
BRUCE WHY



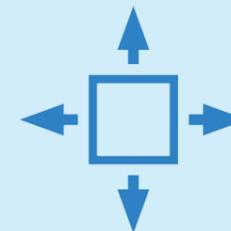
DIRECT BRUCE HWY ACCESS



LOTS FROM 1,000m²



LOTS READY TO BUILD



LEVEL & FULLY SERVICED



SUBDIVISION COMPLETED



LOTS CAN BE FORMED
UP TO 2.5HA



Note: The areas displayed on this sheet are approximate only. For accurate details refer to Survey Plans SP200102, SP210388, SP203943 & SP212910.



Get in Touch

For all enquiries regarding the Wide Bay Industrial Estate please contact us via the below:

Bernice Cooper

Phone: 0400 900 555

Matt Mercer

Phone: 0418 769 584

info@wbie.com.au

www.wbie.com.au

