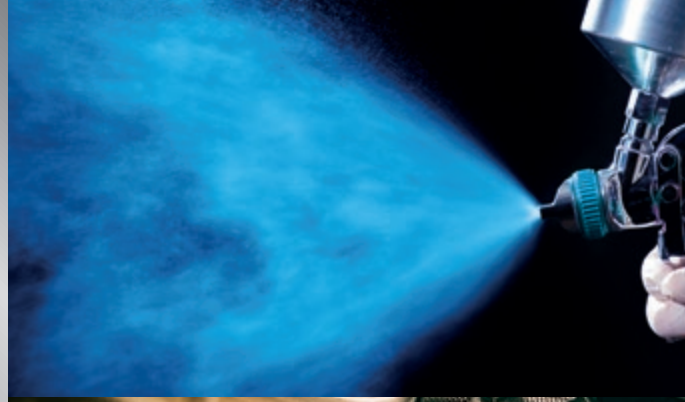
DUNDOWRAN INDUSTRIAL PARK



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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

Stage 1 Release consists of 11 lots ranging in size from 2000 to 4096 square metres, some with dual frontages.
Stage 2 Release consists of 5 lots ranging in size from 2650 to 2858 square metres.
Stage 3 Release consists of 8 lots ranging from 2540 to 4133 square metres.

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

DUNDOWRAN INDUSTRIAL PARK

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 – 291 km

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 signalled 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 2,540 square metres to 4,095 square metres.

KEY FEATURES

Medium impact industry zoning
End User lots sizes 2,540 sqm to 4,095 square metres
Developer ready lots with existing Development Approval for sub-division from 2.1 to 4.4 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

- 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
- All lots finished above required flood immunity levels

OVERVIEW

Developer:	AHC Limited
Address:	Drury Lane Dundowran Queensland 4655
Lot Sizes:	Lot sizes from 2,540 square metres
Local Zoning:	Medium Impact Industry. Other uses subject to Council approval
Local Authority:	Fraser Coast Regional Council

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

FLEXIBLE SALES TERMS AVAILABLE

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.

FREEHOLD TITLE LAND FOR SALE

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

Stage 1 Land Release

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

Stage 2 Land Release

Lot No.	Area (sqm)	Frontage (m)	Depth (m)	
27	2858	39.4	72.5	UNDER CONTRACT
28	2720	37.5	72.5	
29	2720	37.5	72.5	UNDER CONTRACT
30	2650	30.5	72.5	UNDER CONTRACT
31	2788	32.4	72.5	UNDER CONTRACT

Stage 3 Land Release

Lot No.	Area (sqm)	Frontage (m)	Depth (m)
13			
14			
15	COMING SOON		
16			
17			
18	4132	37.9	110.9/102.7
19	3501	38.4	102.7/80.8
20	2540	39	80.8/53.9

Contact AHC Limited for a current price list.
Sizes subject to survey.

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.
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.

DUNDOWRAN INDUSTRIAL PARK

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.

LEASING OPPORTUNITIES

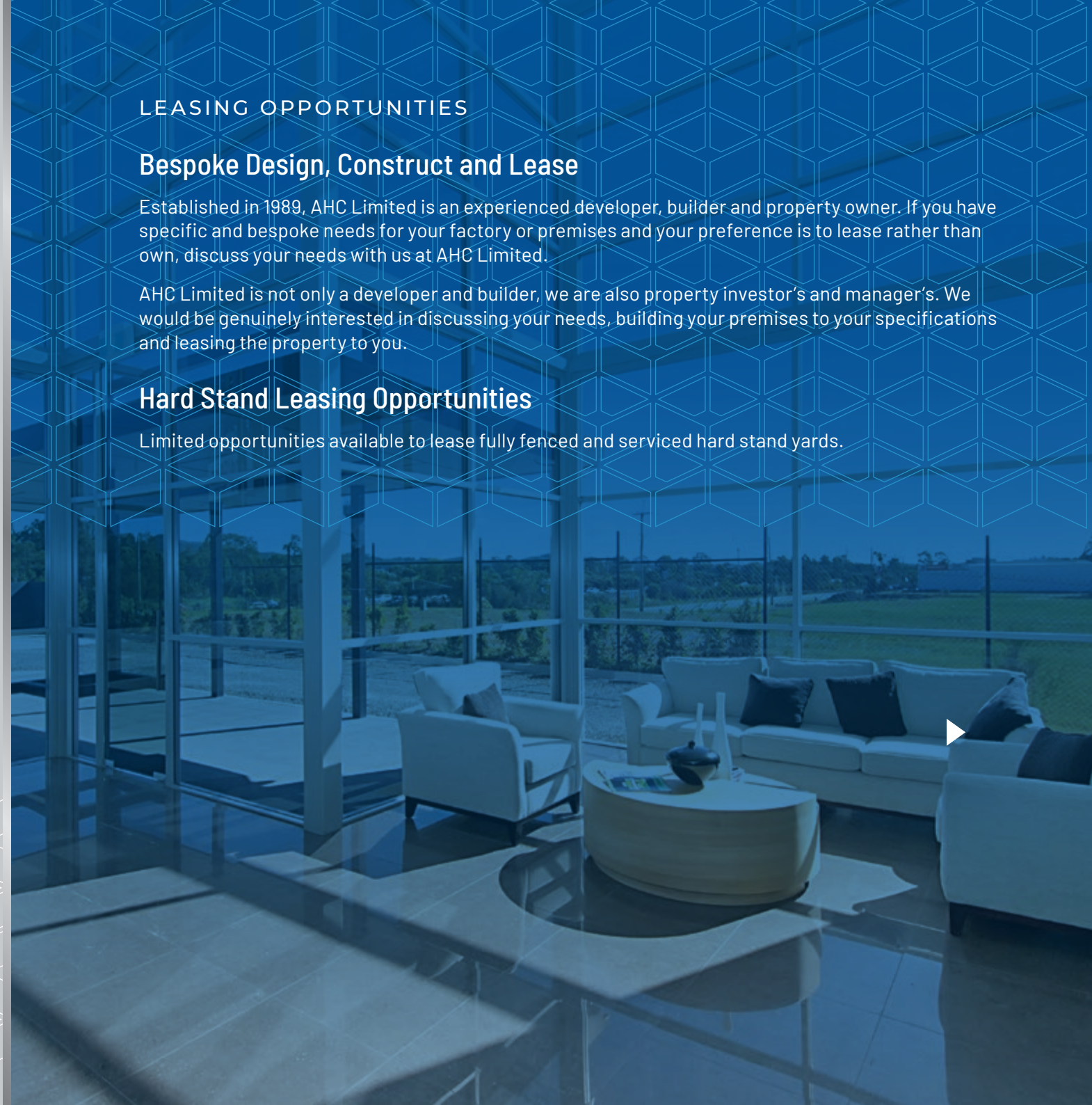
Bespoke Design, Construct and Lease

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.



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.

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.

AHC

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Licensed Builder QBCC Licence No. 78566

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AHC

Building on a solid foundation, since 1989.

CONSTRUCTION DESIGN, DEVELOPMENT & MANAGEMENT

30 YEARS

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 2022. AHC Limited is the developer, owner and manager of the lifestyle resort.