

INFORMATION MEMORANDUM



SUNSHINE COAST INDUSTRIAL PARK

STAGE 2

By Economic Development Queensland

FINAL
STAGE



RACECOURSE ROAD, CORBOULD PARK

sunshinecoastindustrialpark.com.au

DELIVERING
FOR QUEENSLAND



Queensland
Government

SUNSHINE COAST INDUSTRIAL PARK

Following the success of Stage 1, Stage 2 offers a range of lot sizes zoned for Core Industry located in one of Australia's top 10 fastest-growing regions.

Developed by Economic Development Queensland (EDQ), a Queensland Government land use planning and property development agency.





PROPERTY DETAILS

Address:

Racecourse Road, Corbould Park

Offering:

Freehold Title

Site area:

41 lots from 4,000m² – 14,000m² approximately

Local Government Authority:

Sunshine Coast Council

Zoning:

Core Industry (under Caloundra Regional Business and Industry Park Structure Plan June 2019)

Construction complete. Water, sewer, power, NBN all completed. Visit www.sunshinecoastindustrialpark.com.au for infrastructure as completed documents.





THE BENEFITS

The Sunshine Coast Industrial Park offers:

- Large lots (4,253m² – 14,100m² approximately)
- Core Industry zoning in a major business/industry hub
- 24-hour operation* with an industrial grade road network
- Direct transport connectivity for freight and logistics – including access right to the operation's front door
- Located in a major growth corridor with a large and rapidly growing population
- Businesses established in Stage 1 include:
 - Australian Off Road
 - King Truss
 - Orora Packaging
 - CSR Gyprocking
 - Metroll
 - The Jetty Specialist
 - Shore Hire
 - Country Chef
 - CivilMart
 - North Sun
 - Rowcon Recycling, and
 - Caloundra General Transport.

*24-hour operation is subject to Sunshine Coast Council approval



3km to
Bruce Highway



7km to
Caloundra CBD



31km to
Sunshine Coast
Airport



83km to
Brisbane CBD



99km to
Port of
Brisbane

A diverse range of infrastructure and amenity only minutes away – including local shopping centres, turf clubs, beaches, childcare, primary and secondary schools, shopping, dining and more.

Current population:	Projected population growth:	Annual population growth [#]
398,840 people [^]	550,000 by 2041 [#]	2.9% [#]

Anticipated need for	residential dwellings to accommodate the population growth by 2041 [#]	of residents currently participating in the labour workforce [#]
2,898	217,230	58.3% [#]

Located one hour north of Brisbane, the Sunshine Coast region is a beautiful and vibrant area. It covers an area of approximately 3,127 square kilometres and is home to a population of over 390,000 people. The region has experienced significant population growth in recent years, with an increase of 2.9% in 2019 alone. This growth is expected to continue, with projections indicating that the population will reach over 500,000 by 2041.

The region's proximity to major transport links, including the Bruce Highway, Sunshine Coast Airport, Port of Brisbane, and Brisbane Airport, makes it an attractive location for businesses looking to expand their reach.

Sunshine Coast Health Precinct	Largest health development in Australia = \$5 billion+
Aura (Caloundra South)	20,000 homes upon completion = \$7 billion+
Sunshine Coast Airport	2,230 jobs = \$4.1 billion+
Maroochydore City Centre	15,000 jobs = \$4.4 billion+
Bruce Highway Upgrade	First stage completed in 2021 = \$1.6 billion+

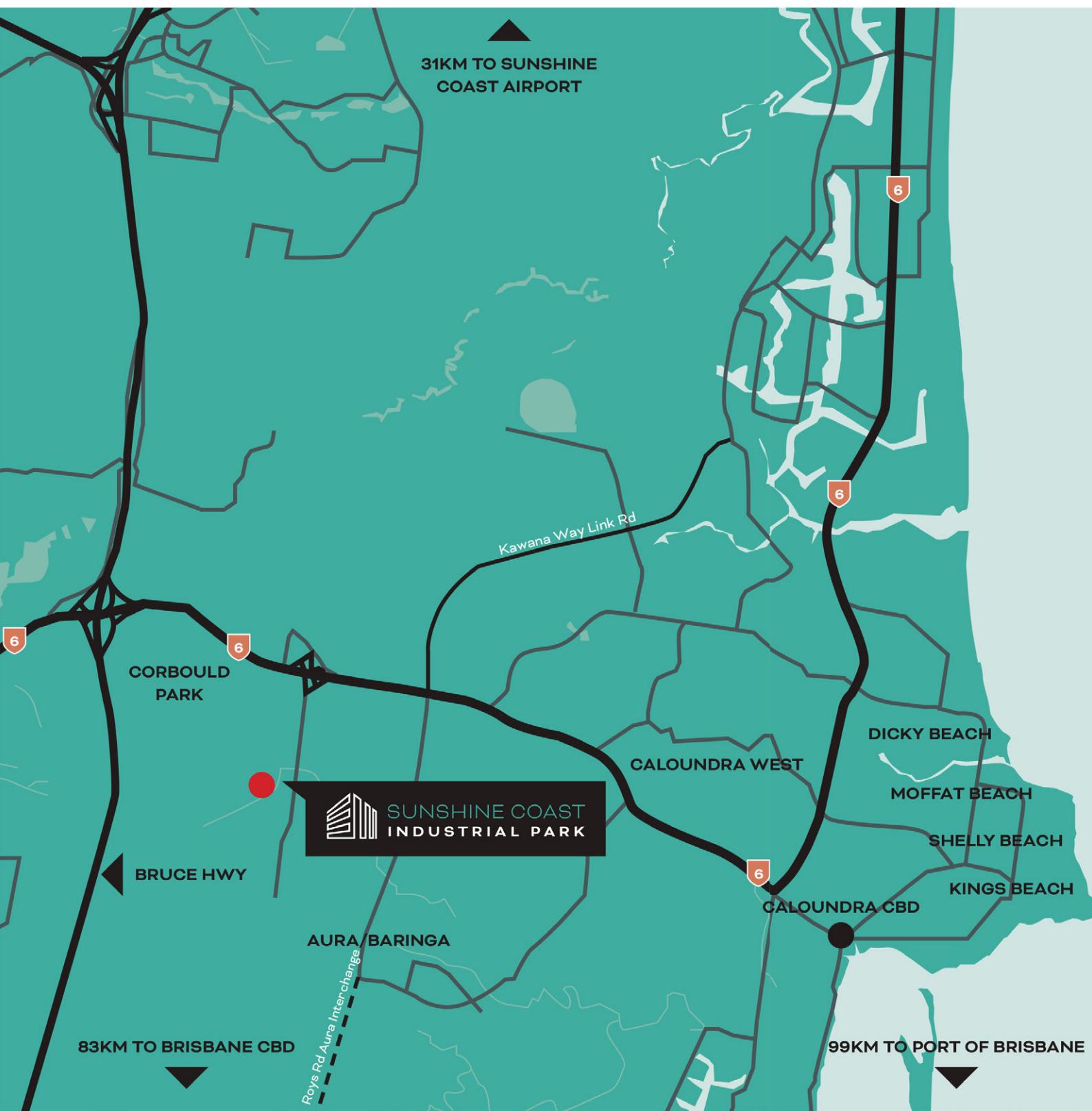
THE OPPORTUNITY

Stage 2 within Sunshine Coast Industrial Park offers a range of lot sizes zoned for Core Industries and is located in one of Australia's top 10 fastest growing regions.

Lot 5: 6,018m²

Lot 17: 8,608m²

Lot 18: 4,970m²





SUNSHINE COAST INDUSTRIAL PARK



--- Easement boundaries

U/A Under Application

STAGE 2

ENTAL
VE

17
608m²

3
0m²

m²



Disclaimer: Every effort has been made to ensure the accuracy of all details, measurements, easements, and lot access restrictions provided in this land sales plan. Despite our meticulous approach to representation, this plan is to be used as a guide only. We strongly advise prospective buyers to refer to the complete survey plan for definitive information, available at www.sunshinecoastindustrialpark.com.au. The information contained herein is subject to change without notice, and as such, we recommend verification of all pertinent details prior to purchase.





HOW TO BUY FROM EDQ

Parties wishing to buy industrial land within the Sunshine Coast Industrial Park (SCIP) Stage 2 from Economic Development Queensland (EDQ) must submit a completed application form.

EDQ is seeking applications to purchase from owner occupiers or tenant-led requirements. Any application from a property developer will need to be accompanied by written confirmation from the prospective tenant as to their preferred lot and that the applicant is their chosen partner to deliver the development.

Applications proposing a speculative development or seeking opportunities to land bank will not be considered.

Applications will be considered on their merit and will be assessed against the assessment criteria. EDQ reserves the right to select applicants at its absolute discretion.

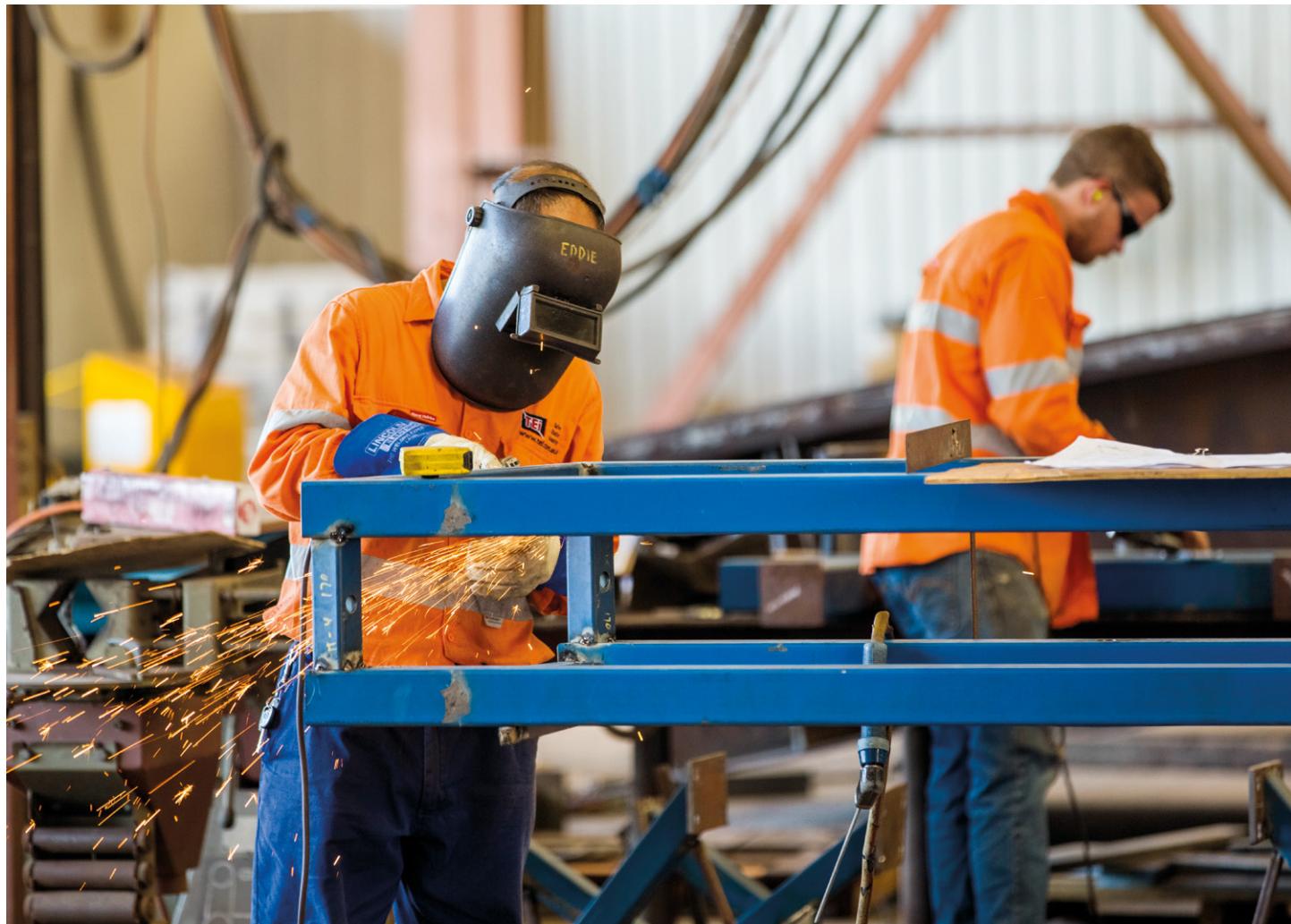
Requirements for multiple combined lots must be made clear on the application.

EDQ's acceptance of an application does not act as confirmation that EDQ is bound to sell a given site to an applicant. The Buyer's application and commercial terms of a transaction are subject to the approval of the delegate of Minister for Economic Development Queensland (MEDQ) in its absolute discretion. To be clear, MEDQ is not bound until such time as formal contract documents are signed and executed by all parties.

SALES PROCESS

Please read the information below carefully.

- Lot prices and application forms will be released on 20 October 2025.
- EDQ will commence assessment of fully completed applications on 7 November 2025.
- EDQ reserves the right to decline insufficiently completed applications.
- EDQ reserves the right to seek clarification from applicants regarding any aspect of their application.
- Applicants will be informed of the results of the assessment as soon as practicably possible after this date.
- EDQ will allocate lots to the successful applicants and will deal exclusively with those applicants, pending agreement on essential commercial terms, approval of the transaction by EDQ senior management, issue and execution by both parties of contract documents.
- EDQ's acceptance of an application is not confirmation that EDQ is bound to sell a given site to an applicant.
- Neither party is bound unless and until contract documents are fully executed by both parties.
- Applications must be emailed to industrial@edq.qld.gov.au and steven.whiteman@edq.qld.gov.au on or before 6 November 2025 for consideration in this assessment.
- Applications may be made directly or through your preferred real estate agent.



ASSESSMENT CRITERIA

Applications must::

- Be fully completed.
- Provide details of current operations and business activity.
- Provide details of the proposed development, including site plans and activities that will be carried out on the premises.
- Provide employment details and estimates of capital expenditure for build and fit out.
- Confirm the purchasing entity and provide trust documents if applicable.

Each application is assessed on an individual basis against eligibility criteria that include

- Merits of the proposed project development (and intended onsite activity)
- Preferred development of the estate
- Existing land use designations
- Capability and track record of the applicant
- The applicant's intentions/commitment to proceed with the proposed development
- Local government planning requirements, e.g. Conditions of approval
- Consistency with other industries located on the estate
- Compatibility of land uses within and adjacent to the estate
- Adequate site coverage.

CONTRACT OF SALE

EDQ offers contract terms geared toward supporting the initial stages of project delivery. These include:

- Rights to conduct Due Diligence
- Requirement to lodge development application.
- Requirement to obtain and provide EDQ copy of development approval prior to settlement.

FURTHER INFORMATION:

Find out how to secure in-demand industrial land in one of Australia's major growth corridors by contacting Steven Whiteman, Sales and Property Manager, on 0477 738 497 or steven.whiteman@edq.qld.gov.au



ABOUT THE DEVELOPER

The developer of Sunshine Coast Industrial Park is Economic Development Queensland (EDQ).

EDQ sells, leases and develops Industrial real estate in over 17 locations across Queensland. Our strategically located industrial land portfolio covers almost 20,000 hectares of land across the state, including fully developed estates and undeveloped parcels.

We understand that large-scale development projects are complex; so we offer a flexible approach to negotiating land transactions to enable the approved applicant to make an informed decision. Additionally, approved applicants can be offered lots exclusively secured for the duration of the application and approvals process.

RESERVATION OF RIGHTS

In addition to the advice set out above, (which is not exhaustive) applicants should seek their own independent advice regarding the planning requirements applicable to a proposed development for the site.

EDQ reserve the right, in their absolute discretion, to:

- Change this invitation
- Withdraw the properties or any part of them
- Negotiate and sell to any person (whether or not that person has submitted an application)
- Amend, modify or supplement this Information Memorandum
- Cancel, supplement, replace, vary or waive any aspect of the application process
- Exclude potential purchasers from further participation in the application process
- Exchange an unconditional contract of sale with a purchaser (contract documentation is available)
- Grant an exclusive dealing or due diligence period to a potential purchaser
- Require additional information from an applicant
- Reject all or any registration of interests at any time for any reason
- End any discussions with any applicant (including a shortlisted applicant)
- Stop proceeding any further with the purchasing industrial land application
- Proceed in a different way with the purchasing industrial land application (including entering into discussions with a person who is not an applicant).

This is not a tender process. Applicants understand and acknowledge that:

- The issue of this invitation
- The lodgement of a Purchasing industrial land application form
- Any communications between the applicant and EDQ, does not give rise to or constitute any contractual relationship between the applicant, EDQ or the State of Queensland (or any of them).

Unless specifically stated, EDQ will not treat any information provided by an applicant as confidential.

Potential purchasers will accept any decision made by the Vendor throughout the application process as sparing final and binding.

EDQ make no warranties or otherwise as to the veracity or accuracy of any information contained in this invitation or given to an applicant (including a short-listed applicant).

An applicant is solely responsible for all costs and expenses incurred by the applicant in connection with the preparation and lodgement of a Purchasing industrial land application form and any communication with EDQ.

DISCLAIMER

This document contains property information which is indicative only. Economic Development Queensland (EDQ) does not warrant, guarantee or make any representation about the completeness, accuracy or adequacy of the information contained in this document for any purpose or at all. EDQ accepts no responsibility for decisions or actions taken as a result of, or reliance placed on, any data, information, statement or advice, expressed or implied, contained within. The information in this document is general and does not take into account individual circumstances or situations. Any images, designs or plans are for demonstration purposes only and may not be to scale or accurately reflect the reality of the thing they are a representation of.

Neither EDQ nor The State of Queensland is liable in connection with this document or its contents. The purchaser/ applicant is solely responsible for examining the information contained in this document and satisfying itself as to the completeness, accuracy and adequacy of any information. Any use by purchaser/ applicant of this document or information contained in it is at purchaser/ applicant's sole risk, cost and expense. Where appropriate, independent professional advice should be sought.

SUNSHINE COAST INDUSTRIAL PARK



Economic Development Queensland

Find more information about this Stage 2 release
contact Steven Whiteman, Sales and Property Manager,
on 0477 738 497 or steven.whiteman@edq.qld.gov.au



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