

# FLAGSTAFF PARK INDUSTRIAL PRECINCT

**203 FLAGSTAFF ROAD, WHITE SANDS SA  
INFORMATION MEMORANDUM**



**enviroGRID  
DEVELOPMENTS**





**FLAGSTAFF PARK:  
THE MURRAYLAND'S PREMIER  
ECONOMIC PRECINCT**





Located just 5 minutes from the South Eastern Freeway, on the newly-upgraded Flagstaff Road, is Flagstaff Park - The Business Park set to become the premier destination for a range of Australia's best companies to thrive.

Following the establishment of Ighams' new \$45m 22,900sqm feed mill, producing 11,000 tonnes of feed each week, the remaining 46.1ha site has been designed to take advantage of the excellent transport infrastructure and several sections of expansive, level allotments.

Now the next stages of development include 14 custom-designed facilities with a range of features and benefits to suit organisations of any size. The Precinct is Powering up.







Murray Bridge 5km  
Adelaide 80km

New Road Entry  
Off Flagstaff Road

Hampel Poultry



White Sands, South Australia  
[www.flagstaffpark.com.au](http://www.flagstaffpark.com.au)

Lot 2 - 1ha  
 Lot 3 - 1ha  
 Lot 4 - 1ha  
 Lot 1 - 2ha  
 Fuel Depot  
 Lot 9 - 1.3ha  
 Lot 5 - 2.13ha  
 Lot 6 - 1ha  
 Lot 8 - 1ha  
 Lot 7 - 2ha

9-Lot Community Subdivision  
Totalling 13.86ha

Inghams Feedmill

Future  
Hydrogen Electrolyser  
1.74ha

SAPN  
Substation

New Road Entry  
Off Flagstaff Road

Lot 10 - 1.76ha

Lot 11 - 1ha

Lot 12  
0.5ha

Lot 13  
0.5ha

4-Lot Community Subdivision  
Totalling 3.767ha

SEAGas Pipeline

Stage 3 Solar Thermal  
13ha

Stage 1 & 2  
Solar Thermal  
9.22ha

Big River Feeds

Big River Pork



# SUSTAINABILITY DOES MATTER

## OUR STRATEGY FOR ENVIRONMENTAL RESPONSIBILITY

At Envirogrid Developments, we are deeply committed to pioneering sustainable development that harmonises with our environment while serving our community. We believe that real estate development is not just about constructing buildings but about creating a sustainable future for all. We pledge to incorporate environmentally responsible practices throughout every phase of our development projects—from planning and construction to operations and management. Our commitment is to minimise our environmental footprint and maximise efficiency while enhancing the quality of life for our tenants and surrounding communities.



We are dedicated to continuous improvement in our sustainability practices and will regularly review our objectives and targets in light of evolving environmental standards and our community's expectations.

Through these efforts, Envirogrid Developments affirms its dedication to leading the way in sustainable development, ensuring that we leave a positive legacy for generations to come.

[Learn more about how we offset our carbon emissions through Trace.](#)

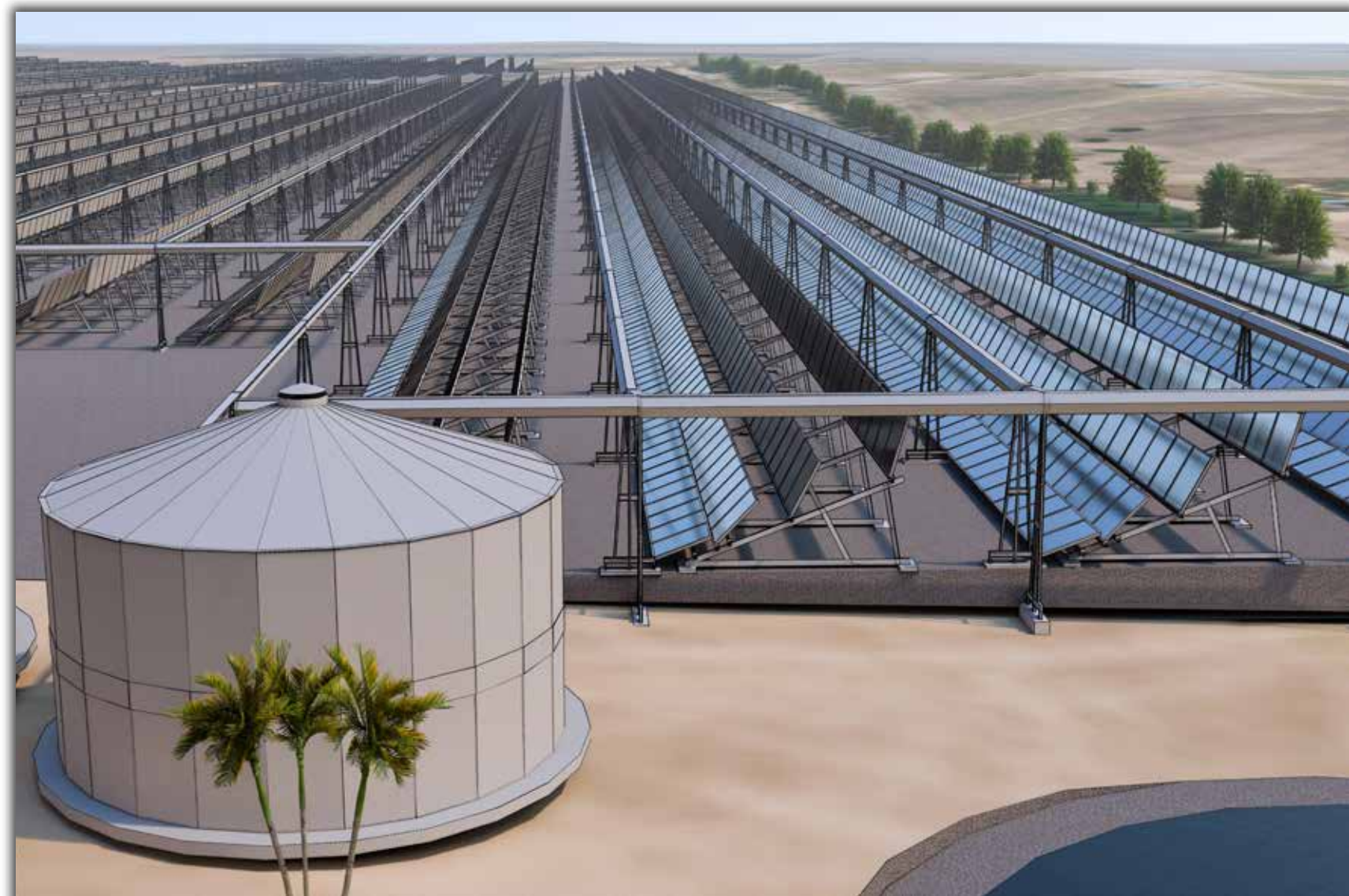
## PROPOSED SOLAR THERMAL FACILITY ON-SITE

We are partnering with the best technology providers to deliver peak sustainability through the latest in Solar Thermal Fresnel Systems for dispatchable renewable energy. Solar thermal facilities generate heat and hot water through the collection of solar energy, which can be used to power heating systems, provide hot water, and support certain industrial processes directly connected to the facility. By harnessing this low-cost solar energy, users can drastically reduce their reliance on conventional energy sources like gas or electricity, leading to significant cost savings.

Connecting each allotment to our proposed solar thermal facility will offer significant benefits to the owner in terms of energy savings, operational efficiency, sustainability, and economic advantages. Here's just a few ways how these benefits manifest:

- Greater efficiency of processes requiring thermal energy
- Reduced energy costs from using cheaper green energy over natural gas
- Achieve Corporate Sustainability Goals with a reduction in carbon footprint
- Implement process redundancy measures with consistent energy supply and storage
- Increased property values from modern energy delivery systems
- Higher rents will be achieved due to lower services overheads
- Owners benefit from various government grants, tax incentives, or rebates for using renewable energy technologies, which offset the initial costs of setting up
- Stabilised energy costs through protection against energy price volatility

Contact Jonathon Toop on 0407 100 331 for more information and to register your interest.





# STAGE 1 NOW SELLING

## STAGE 1 ALLOTMENTS

(LAND PRICES ONLY - EX GST)

LOT 10 - \$499,000

LOT 11 - \$299,000

LOT 12 - \$220,000

LOT 13 - \$230,000

CONTACT JONATHON TOOP  
FOR AVAILABILITY & DESIGN  
OPTIONS.

CALL  
0407 100 331  
OR EMAIL  
[INVEST@ENVIROGRID.COM.AU](mailto:INVEST@ENVIROGRID.COM.AU)



Lot 10 - 1.8ha  
Lot 11 - 1ha  
Lot 12 - 5,000sqm  
Lot 13 - 5,000sqm



# FLAGSTAFF PARK: INNOVATE, OPERATE, DOMINATE.



## AN EXCITING PROJECT BRIMMING WITH POTENTIAL

The Flagstaff Park Industrial Precinct: A Premier Business Hub for Sustainable Growth

We are pleased to present a compelling opportunity for visionary businesses to anchor themselves in the Flagstaff Park Industrial Precinct, a state-of-the-art development designed to catapult your company into the future of industry and innovation. Situated in White Sands, South Australia, and sprawling across 46.1 hectares, this prestigious precinct is strategically positioned to leverage the vibrant economic landscape of the region.

## LOCATION EXCELLENCE

- Proximity to Major Transport Routes: Located just 75km\* from Adelaide and 5.5km\* from the South Eastern Freeway, the Precinct offers unmatched access to major transport arteries, facilitating smooth logistics and connectivity.
- Close to Key Amenities: Only 8km\* from the bustling City of Murray Bridge and 2km\* from the scenic River Murray, businesses in the precinct benefit from nearby commercial, recreational, and waterfront attractions.
- Community and Infrastructure: With two new road entries being constructed off of Flagstaff Road, specifically designed to accommodate heavy vehicle traffic ensures ease of access and enhanced safety.

## BUSINESS-CENTERED

- Tailored Business Solutions: Each allotment ranges from 5,000sqm\* to 2.13ha\*, catering to a diversity of business sizes and needs. With four allotments (Lot 10, Lot 11, Lot 12, and Lot 13) available in Stage 1, businesses can select a space that best fits their operational requirements.
- Customisable Warehouse Designs: Proposed warehouses on each allotment are approximately 450sqm, featuring internal offices and amenities however flexibility in design and inclusions allow businesses to tailor spaces to their specific standards and budget.
- Sustainable Development: A proposed solar thermal renewable energy facility highlights our commitment to sustainability, offering future prospects for affordable green energy, which could significantly reduce operational costs and enhance your company's green credentials.

## ECONOMIC & COMMUNITY IMPACT

- A Hub of Activity: The development is set to become the central economic hub in the region, supported enthusiastically by the Rural City of Murray Bridge Council. It promises not only to generate substantial economic activity but also to create valuable employment opportunities.
- Networking Potential: Establishing operations at Flagstaff Park places your business among industry leaders and innovators, fostering a community of collaboration and advancement.

## GET IN QUICK

Secure Your Place: With limited allotments available in Stage 1, and further Stages set to commence in 2025, now is the opportune moment to secure your place in this premier industrial precinct.

Each purchase is an investment in the future of your business and the region.

Flagstaff Park Industrial Precinct is not just a location; it's where future industry leaders grow. Join us in shaping a sustainable, economically robust future. Secure your allotment today and position your business as a beacon of innovation and success.

\*Approximately



# UNIQUE INVESTMENT OPPORTUNITY

The Precinct has attracted a diverse mix of enquiries from companies such as logistics and distribution, cold storage and warehousing, value adding agriculture operations and manufacturing.

Flagstaff Park has a long list of features that explains its appeal to both large and small companies. Your next location should reflect your business, and deliver a standard that your clients expect. This is where companies come to take the next step and grow.



## STRATEGIC LOCATION

Just 8km\* from Murray Bridge, 75km\* from Adelaide and 2km from the Murray River. 5.5km to the SE Freeway slashes travel time.



## STRONG DEMAND FROM TENANTS

Warehousing is in short supply and investment properties are receiving strong yields for quality new facilities.



## RISING LAND VALUES LONG TERM GROWTH

Land values in this area have consistently risen and White Sands is forecast to perform well on a long term basis.



## AMONGST NATIONAL COMPANIES

Join companies including Inghams, Big River Pork, and Hampel Poultry in this popular growth Precinct.



## UPGRADED FLAGSTAFF ROAD

Upgrades to Flagstaff Road completed in 2023 for added safety, durability and designed for heavy vehicle traffic.



## CUSTOM BUILDS TO SUIT YOU

Work with the developer to design and build a facility that is right for your company's budget and growth aspirations.



## GREEN OPTIONS FOR SUSTAINABILITY

Rooftop solar and the potential for connection to the adjacent proposed Solar Thermal facility for cheap steam and power.



## CONSTRUCTION HAS COMMENCED

Short wait times to take occupation from streamlined construction and settlement of allotments.



## ALLOTMENTS FROM 5,000SQM\* - 10,000SQM\*

Select a site that suits your business. Freehold or community title allotments available.

\*Approximately









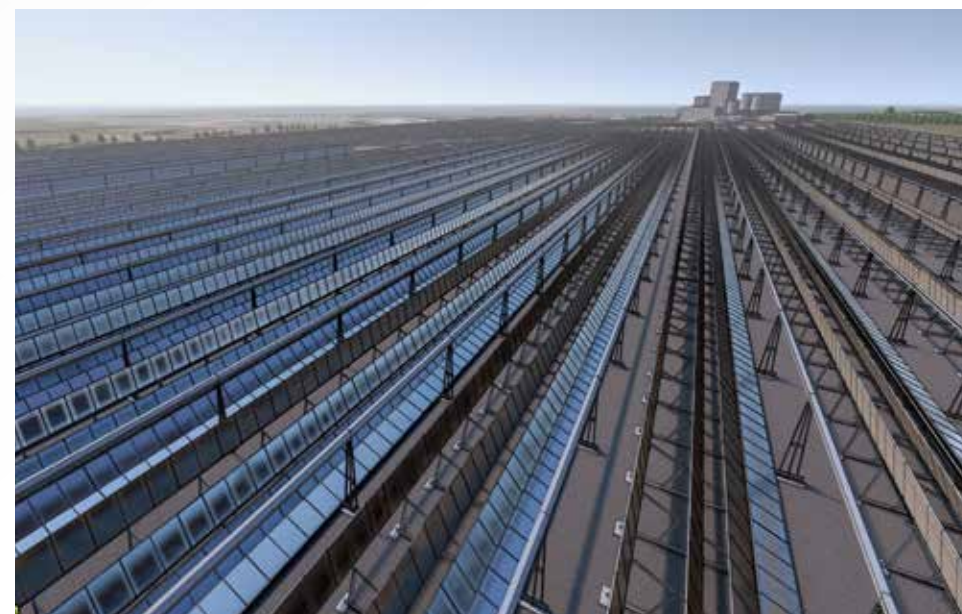
# THE PRECINCT



**STAGE 1**  
4 ALLOTMENTS



**STAGE 2**  
SOLAR THERMAL FACILITY



**STAGE 3**  
9 ALLOTMENTS



**...IS TAKING SHAPE**



# FLAGSTAFF PARK INDUSTRIAL PRECINCT





# FLEXIBLE CONSTRUCTION OPTIONS

The developer has made a decision to partner with Stratco to supply their world-class materials for this project as their quality is second to none.

With over 70 years' experience in the building and home renovation markets Stratco has become one of the largest producers and marketers of quality building and home improvement products in Australia and is actively pursuing a place on the world stage. Stratco now has state of the art manufacturing facilities in all mainland states of Australia along with a network of home improvement stores throughout the country.

Stratco Rural and Industrial Sheds are strong, high quality, well engineered and built to last, offering space and protection for many years to come. They can be tailored to your needs and are engineered to be a lasting investment. Your facility will be custom designed and made to suit your exact requirements.



Visit [www.stratco.com.au](http://www.stratco.com.au) for more information on their extensive range.

Customise with open bays, closed bays, internal walls, sliding doors, roller doors or clear openings. Stratco's engineers can tailor a solution to meet your exact requirements. Corrugated double-sided colour steel is used to clad the shed roof and gutters and downpipes are supplied standard. The sheds double sided colour walls feature Superdek® sheeting, a durable and hard-wearing sheet due to the 28mm high ribs in its profile, or 16mm high corrugated sheeting for a more traditional look.

Stratco Sheds are available in a wide range of colours. Optional extras include windows, skylights and single or double personal access doors, insulation and ventilation. Roller doors can be fitted with remote controlled door openers.

- Attached Patios
- Garaports
- Insulated Cooldek® roof panels
- Internal box gutters
- Remote controlled roller door openers
- Single or double personal access doors
- Skylights
- Spinning ventilators
- Wall ventilation louvres
- Louvre or sliding windows
- Roof and wall insulation
- Safety mesh





**AMONGST WINNERS**  
**INGHAMS & BIG RIVER PORK**



# SHOWCASING SOUTH AUSTRALIA'S BEST







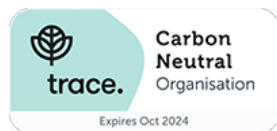
Envirogrid Developments was founded in 2020, with the aim to create profitable opportunities for sustainable developments in South Australia. Around 40% of emissions come from real estate, of which about 70% is from operations & 30% from construction, which is a problem we help solve.

Our point of difference is how we integrate and facilitate the best systems to evolve built form into spaces where people love to be, whilst decarbonising the industry. All projects must meet a high standard of environmental outcomes and where possible, achieve Carbon Positive status.

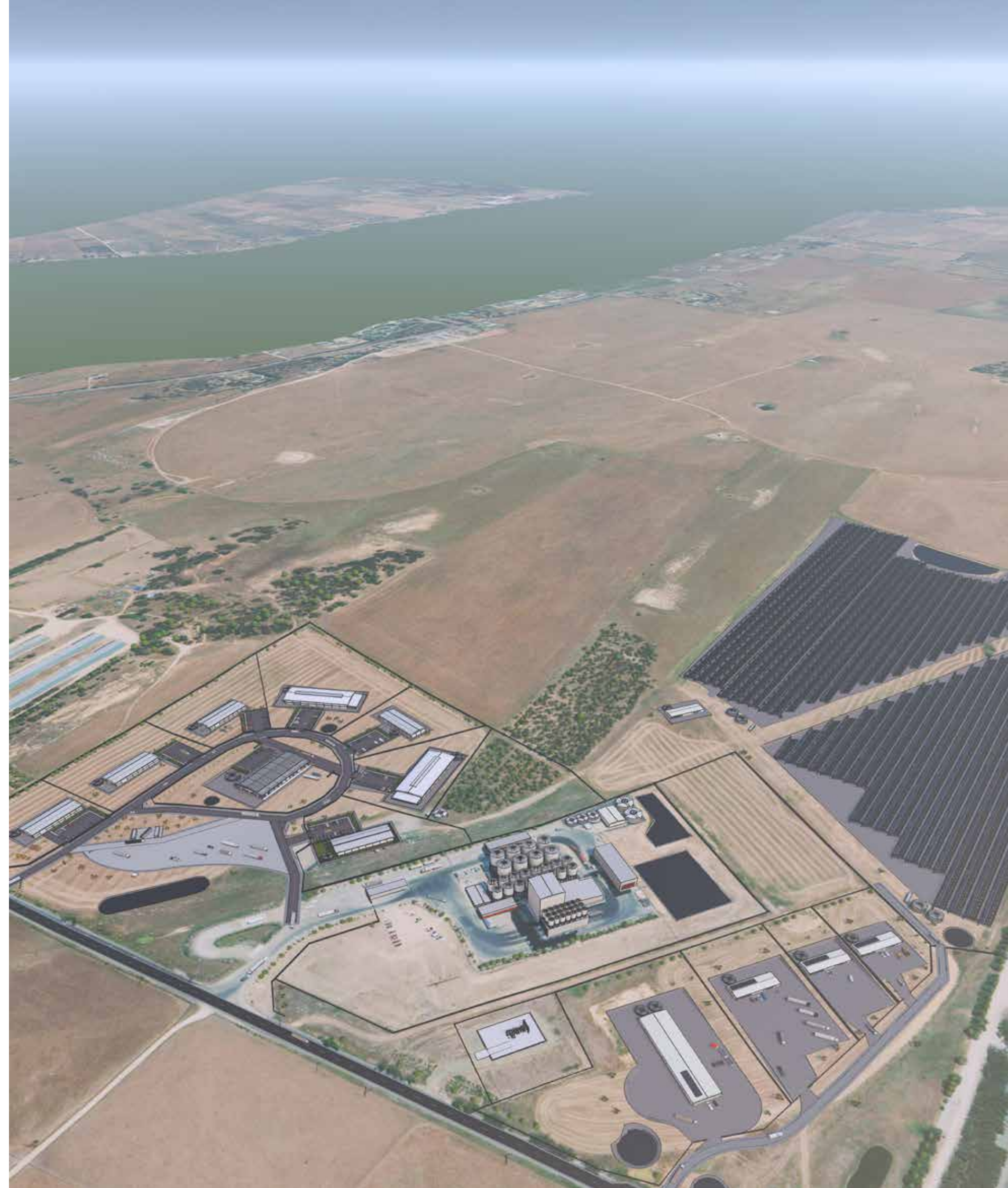
We are committed to taking climate action, so we have measured and offset the emissions produced by us in order to become a climate positive organisation. Our projects support multiple UN Sustainable Development Goals, but in particular SDG 11: Sustainable Cities & Communities, which aims to make cities and human settlements inclusive, safe, resilient and sustainable.



**Jonathon Toop**  
Director



Envirogrid Developments is committed to taking climate action, so we have measured and offset the emissions produced by our organisation.







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DEVELOPMENTS



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