



# *Milton Precinct*

Mackay Airport



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Mackay Airport

The vision for Milton Precinct is to provide a rare opportunity for companies to get in on the ground floor and develop their business as part of the prosperous Mackay Region. Situated on a premier greenfield site, the Milton Precinct offers an ideal location within a highly visible and busy traffic zone on the eastern side of Milton Street.

Milton Precinct will be an integrated, master planned, long term sustainable development with energy saving technology incorporated into the precinct development. Milton Precinct is providing an exciting opportunity to enter into a long term ground lease for the development of your purpose-built facilities.





## Where is Mackay.





- Mackay is situated at the heart of surrounding region
- Proximity to the Bowen Basin has made Mackay the hub of the region's strong resource sector
- The far reaching catchment of mines and townships bring both fly in-fly out resource workers and associated industrial services

TOWNSHIP 

MINE 



# A Regional Centre.



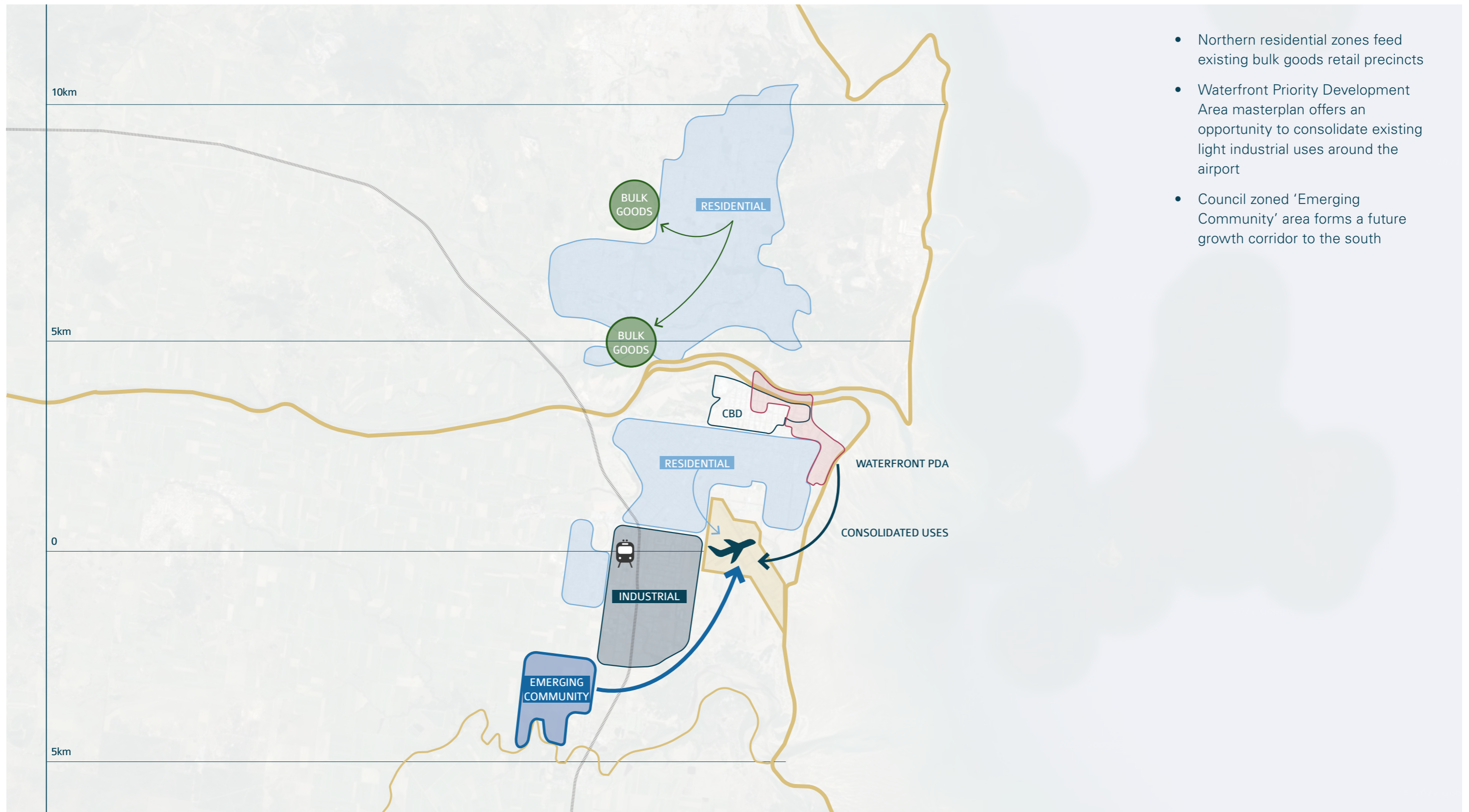
# A City of Opportunity.



Tropical  
Enduring  
Honest  
Welcoming



A City of Character.



- Northern residential zones feed existing bulk goods retail precincts
- Waterfront Priority Development Area masterplan offers an opportunity to consolidate existing light industrial uses around the airport
- Council zoned 'Emerging Community' area forms a future growth corridor to the south

A City that is Growing.





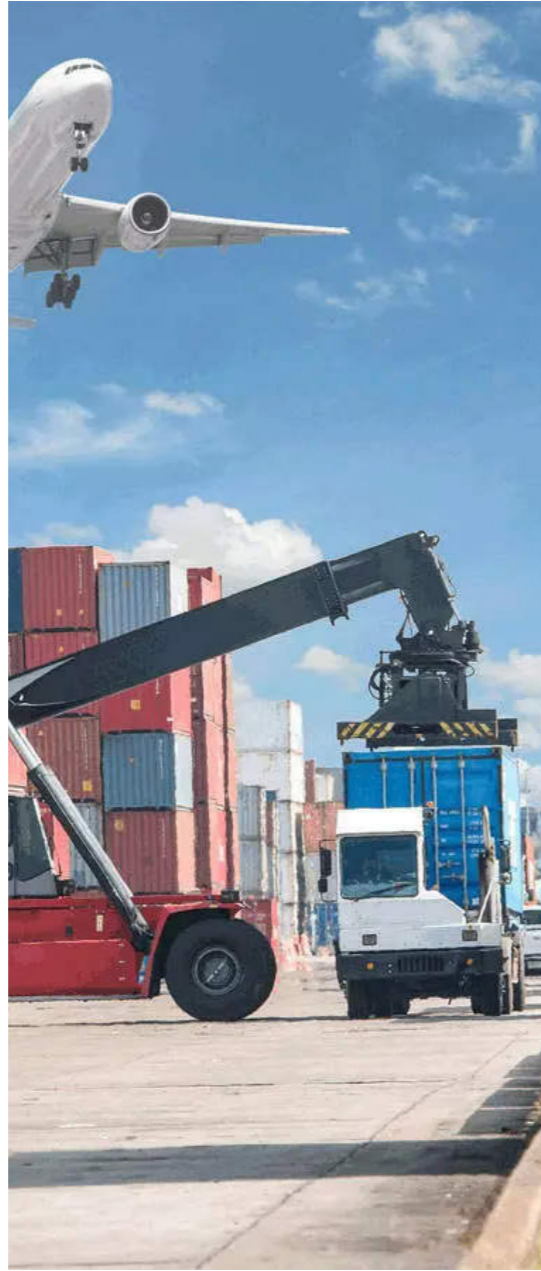
- The Milton Precinct is centrally positioned between the CBD and Bakers Creek emerging community zone
- This area is masterplanned for 2,500 low to medium density home sites, parkland, golf course and water infrastructure
- The Bruce Highway, rail line, CQ University and Peak Downs highway represent valuable nearby assets

# Capitalising on Future Growth.









## Allied Uses

Consolidation of airport allied uses such as automotive, marine, showroom, freight/logistics and other light industrial



## Localised Precincts

Grouping tenancies by use enables both efficiency of trading and ease of patronage for workers and customers



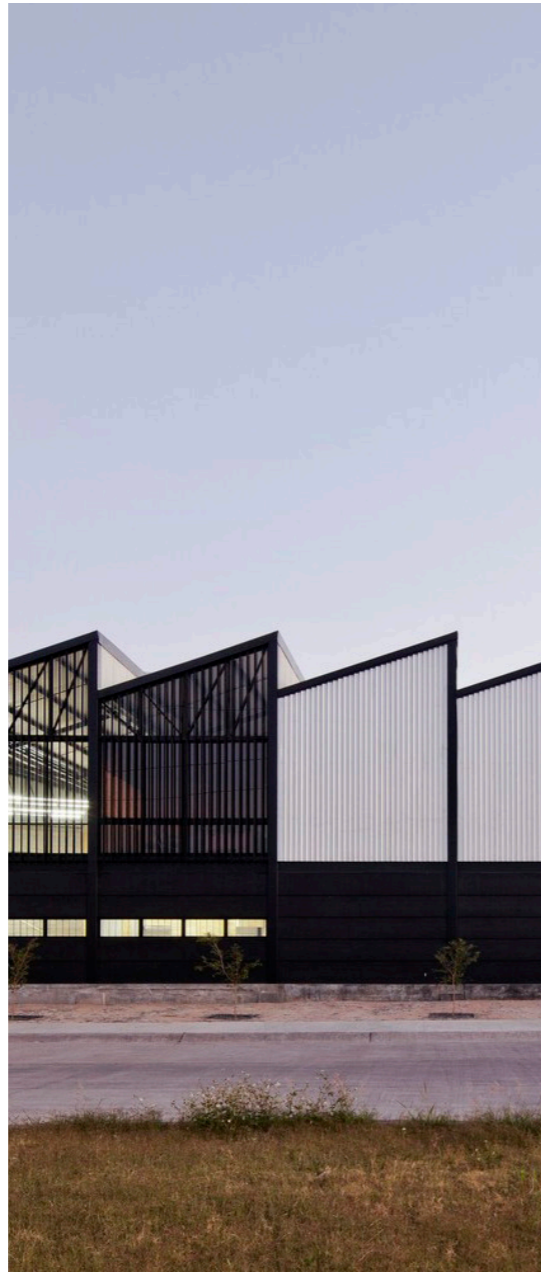
## Flexible Outcomes

Generous lot sizes and adaptable built forms allow for the flexible provision of space to suit individual businesses



## Anchor Tenants

Key anchor tenants both ensure 7-day activation and stable operation of the precinct as a whole



## Contemporary

Milton Precinct will redefine traditional light industrial building typologies in Mackay and Queensland beyond



## Legible & Inviting

Wide, linear streetscapes enable vehicles and invite pedestrians, providing clear sightlines and navigation



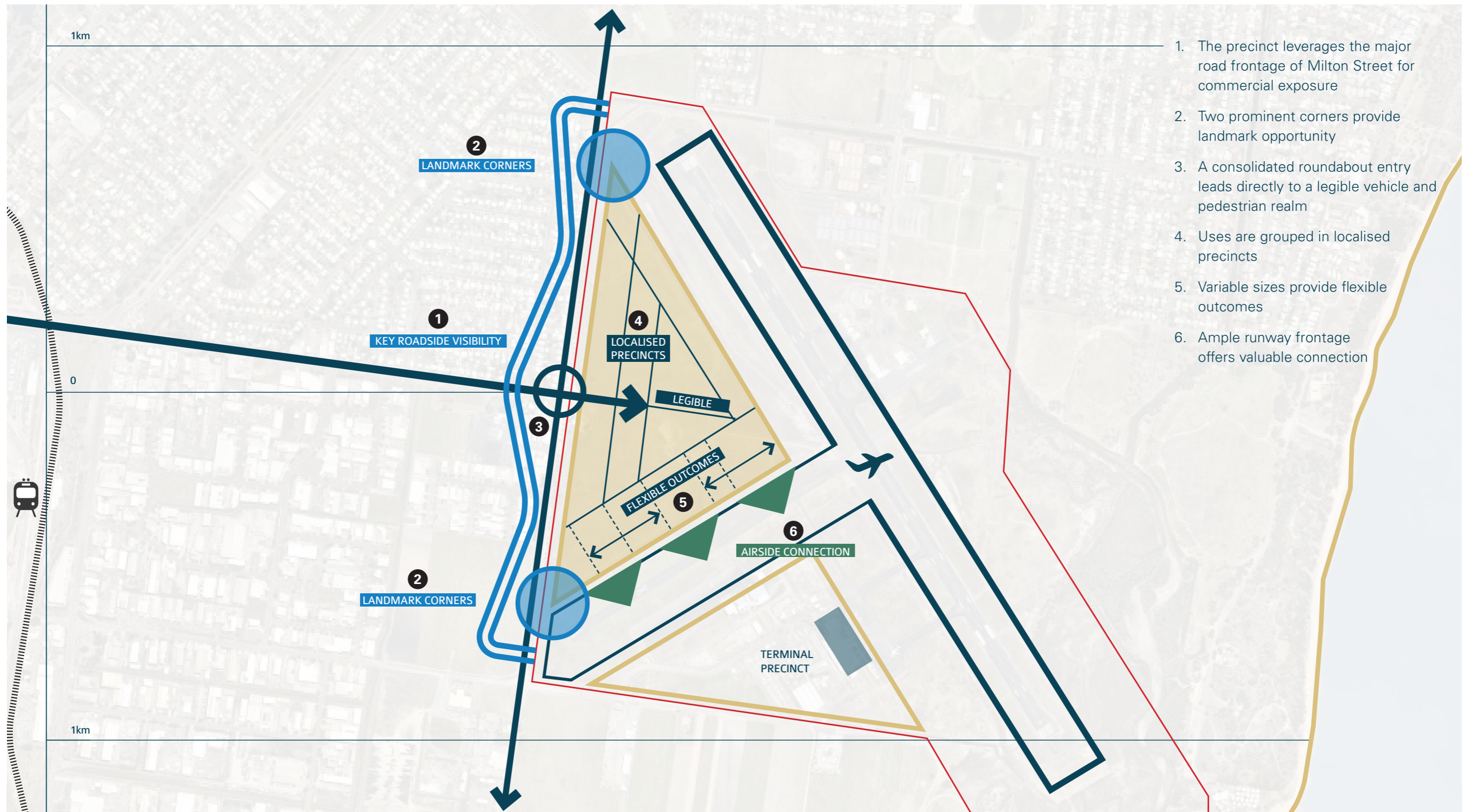
## Convenient

Ample parking adjacent to localised uses and a single dedicated entry/exit ensure convenience for all users



## Public Appeal

A true destination goes beyond simply providing commercial opportunities, becoming a place to experience in itself



1. The precinct leverages the major road frontage of Milton Street for commercial exposure
2. Two prominent corners provide landmark opportunity
3. A consolidated roundabout entry leads directly to a legible vehicle and pedestrian realm
4. Uses are grouped in localised precincts
5. Variable sizes provide flexible outcomes
6. Ample runway frontage offers valuable connection

# Milton Precinct.





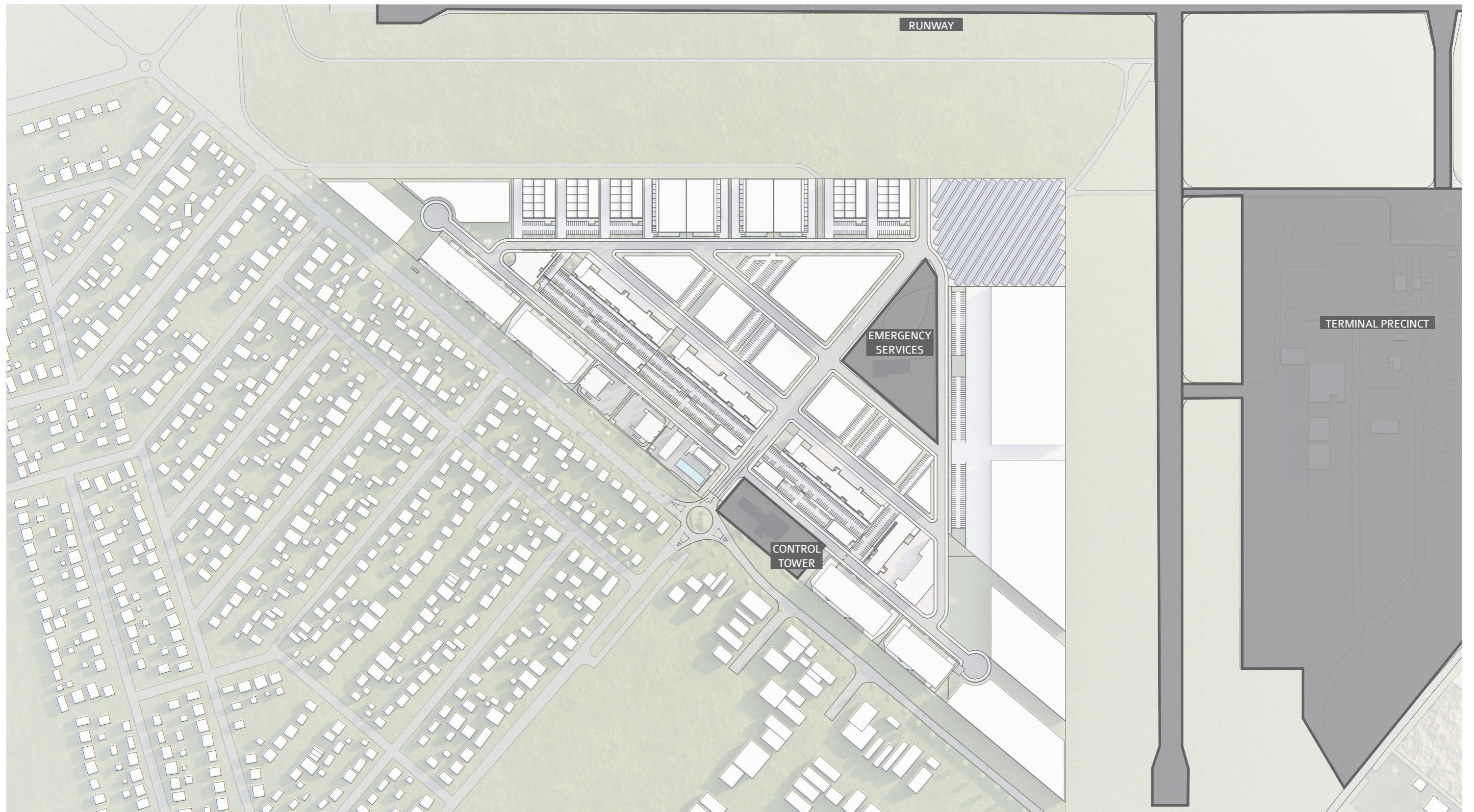
## Milton Precinct.





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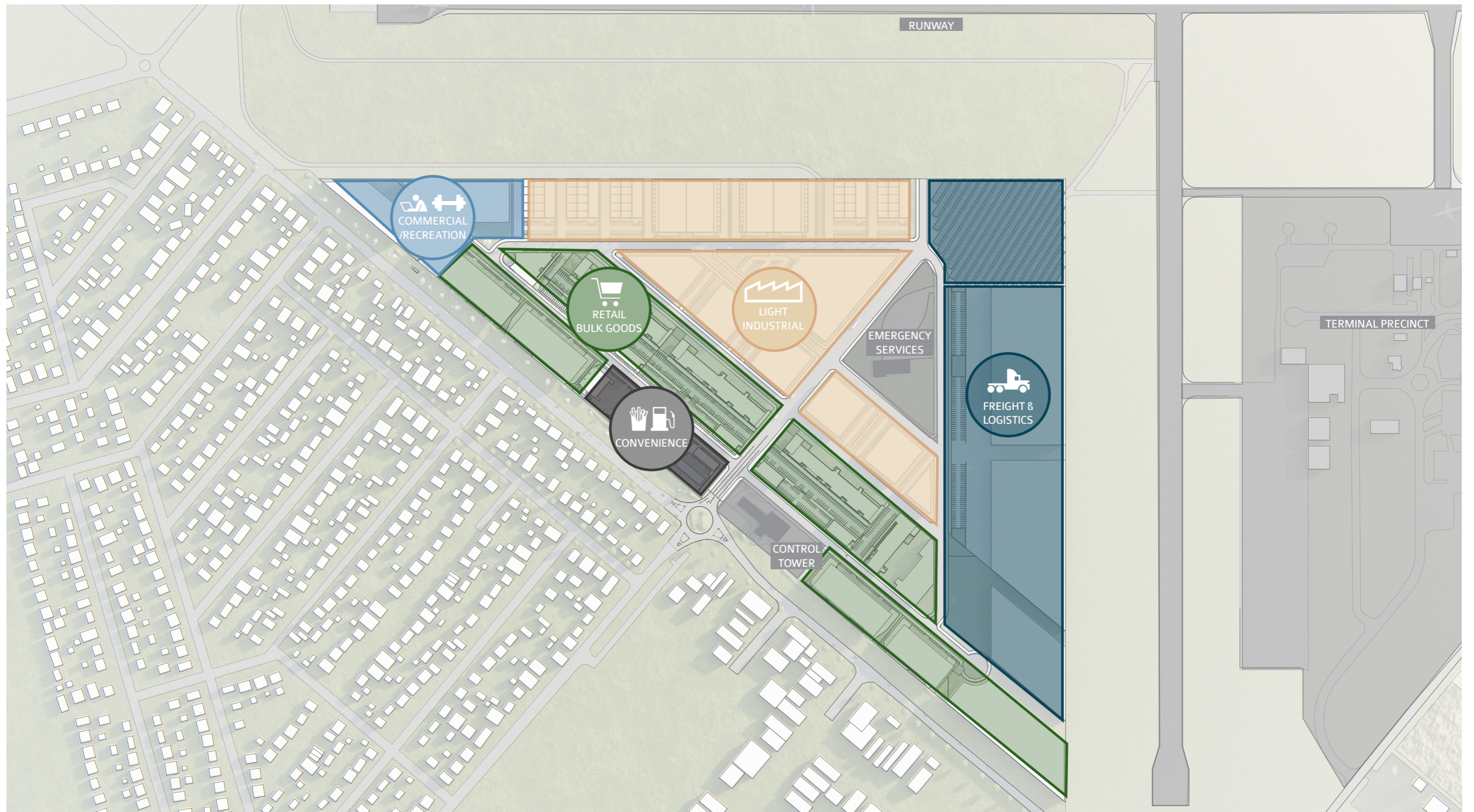




## Existing Context.

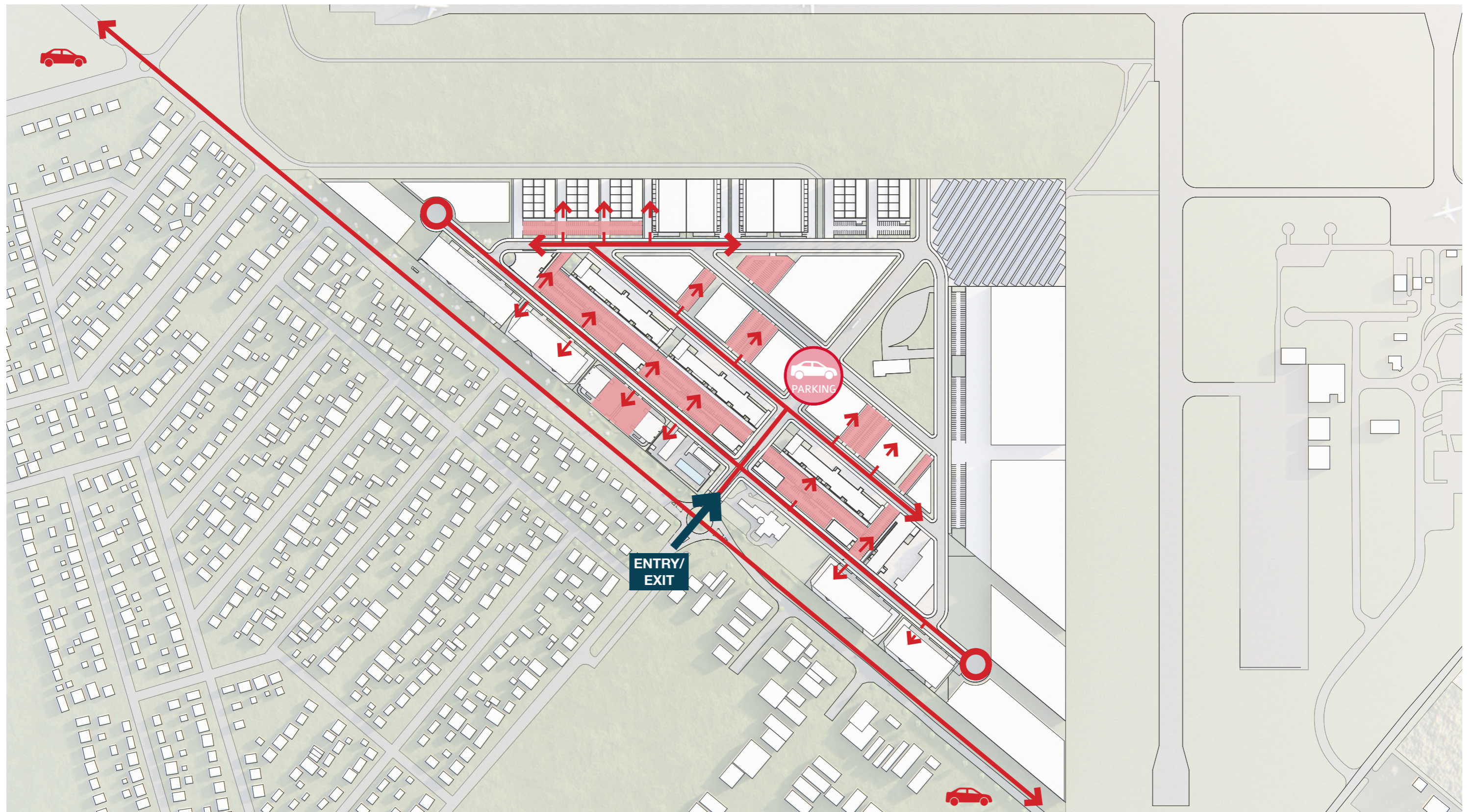






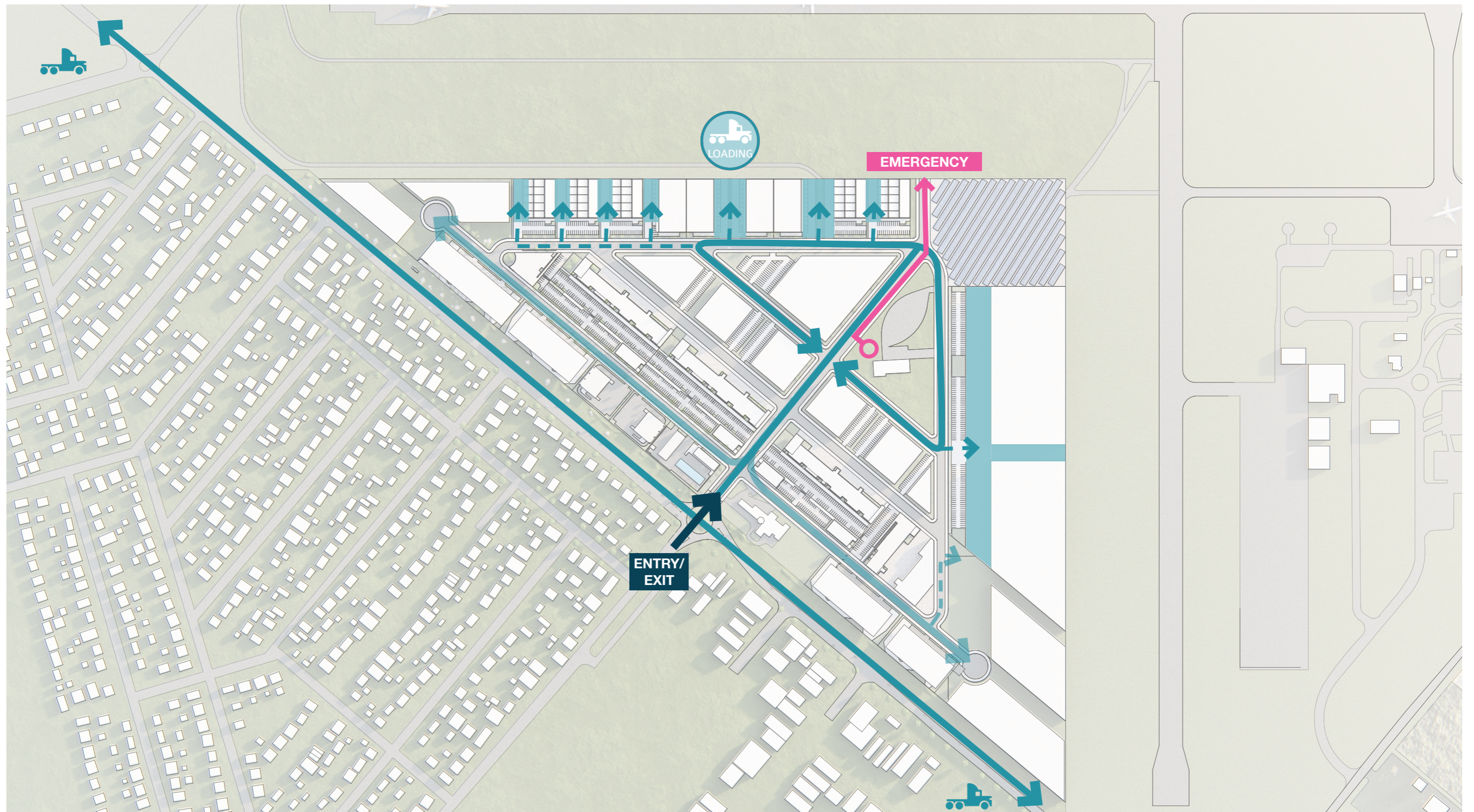
## Building Uses.





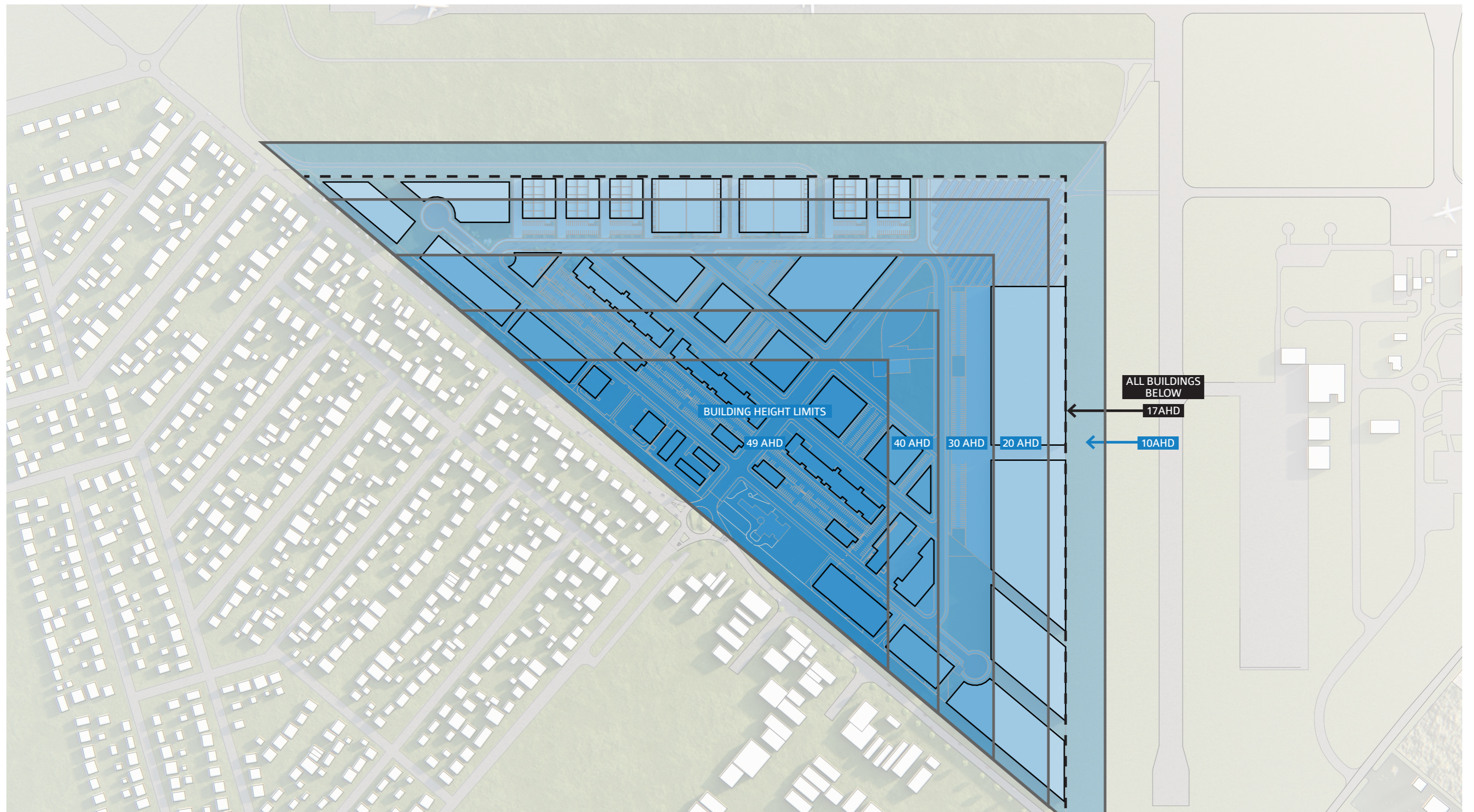
## Vehicle Circulation.





## Truck Circulation.





## Building Heights.







Bulk Goods.



Bulk Goods.



Bulk Goods.





Bulk Goods.



## Bulk Goods.



Showroom Offering.



Showroom Offering.



## Convenience Sites.



## Light Industrial.



Light Industrial.

