

37 FRISBY ROAD, ANGLE VALE

AVP – ANGLE VALE PARK

2025



**PRIME INDUSTRIAL LEASING
OPPORTUNITY**

**FLEXIBLE LOT SIZES • PRE-LEASING NOW •
FULLY SERVICED EMPLOYMENT LAND**

EXECUTIVE SUMMARY

PRIME EMPLOYMENT LAND IN A STRATEGIC GROWTH CORRIDOR

02



37 Frisby Road, Angle Vale, offers a rare opportunity to secure prime industrial land in Adelaide's rapidly expanding northern growth corridor. Zoned 'Employment', this fully approved site is shovel-ready, with flexible lot sizes and pre-leasing opportunities now available.

The development is positioned for maximum exposure and accessibility, supported by strong population growth and strategic infrastructure investment, including proximity to the Northern Expressway.

The project is delivered by Leipzig Australia and Wahl Citadel, offering design flexibility and a seamless path from leasing to occupation.

Key Highlights:

- Zoned 'Employment' with planning approval in place
- Total combined area - 29,640 sqm across multiple allotments
- Fully serviced with power, water, sewerage, and NBN
- Flexible lot sizes and pre-leasing are now available
- High-profile frontage and strong transport links
- Delivered by experienced developers

PROPERTY OVERVIEW

03

Strategic, Flexible, Ready to Lease

Strengths

- Zoned 'Employment' offering a wide range of development options.
- Planning approval in place with flexible lot sizes for tenant requirements.
- Limited competing product in this location enhances demand and leasing potential.
- Delivered by Leipzig Australia and Wahl Citadel – experienced developers with a proven track record.
- High-profile site frontage with exceptional exposure to passing local traffic.

Key Details

- Fully serviced allotments with electricity, reticulated water, sewerage, and NBN.
- Combined total area of approximately 29,640 sqm across multiple flexible allotments.
- Located within Adelaide's rapidly growing northern industrial corridor, with strong demand drivers and population growth.
- Excellent transport access via Fradd Road and Northern Expressway connections.





Designed to support warehousing, bulky goods retail, and light industry, these allotments offer flexibility to meet diverse tenant requirements while maintaining a modern, professional appearance.

Explore our latest concept designs showcasing flexible layouts tailored for a variety of industrial and commercial uses. Each allotment can be customised to suit tenant needs, with modern architecture, generous loading areas, and prominent street frontage to Frisby Road.



Enjoy prominent street exposure, excellent transport links, and a prime position in Adelaide's growing northern industrial corridor, ready to drive your business success.

SITE PLAN & CONCEPT RENDERS

**FLEXIBLE, MODERN, READY-TO-BUILD
DESIGNS**

04

PRE-LEASING OPPORTUNITIES

05

Secure your position in Angle Vale's premier employment precinct with flexible leasing solutions designed to meet your operational needs.



DELIVERED BY LEIPZIG AUSTRALIA AND WAHL CITADEL

Experienced developers supporting tenants from concept to completion, with tailored solutions for your business growth.

- Flexible lot sizes to suit warehouse, logistics, or bulky goods retail
- Customisable design and build options available
- Pre-leasing now open for expressions of interest

SERVICES & INFRASTRUCTURE

FULLY SERVICED
READY FOR OCCUPATION

06

Angle Vale Park offers fully serviced allotments with critical infrastructure in place to support a range of industrial and commercial uses.



ESSENTIAL SERVICES

- Electricity
- Reticulated Water
- Sewerage
- NBN Connectivity

TRANSPORT & ACCESS

- Fradd Road and Northern Expressway connectivity
- Dual-lane roadways for heavy vehicles
- Easy access to Adelaide's northern industrial corridor

Future-Ready Infrastructure

Delivered by experienced developers with approvals in place, ready to support tenant-specific requirements and long-term growth.

07

LOCATION & CONNECTIVITY

**Strategic Position in
Adelaide's Northern Corridor**

Angle Vale Park offers exceptional access to major transport routes, ensuring convenient connectivity for freight, staff, and customers throughout Greater Adelaide.

ROAD SYSTEM & ACCESS

- Direct frontage to Frisby Road and Hawke Way
- Easy access to Fradd Road intersection (~340m)
- Approx. 800m from Northern Expressway / Angle Vale Interchange
- Dual-lane roads suitable for heavy vehicles

STRATEGIC LOCATION

- ~32km north of Adelaide CBD
- ~1.35km east of Angle Vale Town Centre
- Surrounded by major industrial, retail, and residential growth zones
- Limited competing employment-zoned land in the area



EXCELLENT EXPOSURE

High-profile site frontage for strong local and passing traffic visibility



FUTURE-READY POSITIONING

Well-located to support growth in Adelaide's booming northern industrial corridor.



08



ALLOTMENT DETAILS

FLEXIBLE LOT SIZES TO SUIT DIVERSE TENANCY NEEDS

Angle Vale Park offers flexible allotments with a combined area of approximately 29,640 sqm. Each lot is fully serviced and designed to meet a range of industrial and commercial requirements.

Allotments can be consolidated or tailored to specific tenant needs, with generous street frontage and direct access to key transport routes.

LOTS 1 & 2

- 4,879 sqm + 5,906 sqm = 10,785 sqm
- Frontage: Frisby & Hawke Way

LOTS 8 & 9

- 5,343 sqm each = 10,686 sqm combined
- Frontage: Northern Expressway & Hawke Way

LOTS 7 & 17

- Lot 7: 2,948 sqm (Hawke Way)
- Lot 17: 4,919 sqm (Frisby & Hawke Way)

PLANNING & ZONING DETAILS

Approved Employment Zoning with Development Flexibility

Angle Vale Park is zoned 'Employment' under the City of Playford's Development Plan, supporting a diverse range of low-impact industrial, service, and commercial activities.

PLANNING CONTROLS

- Local Government Area: City of Playford
- Zone: Employment
- Supports warehousing, light industry, bulky goods, service trade, and offices
- Suits motor repair, retail fuel outlet, consulting rooms, research facilities

KEY ZONING OUTCOMES

- Low-impact, employment-generating uses
- Convenient services for local businesses and workers
- Attractive landscaping and design requirements
- Flexible development standards to encourage investment



09

EMPLOYMENT-ZONED LAND
WITHIN CITY OF PLAYFORD



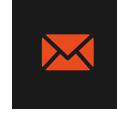
THANK YOU!

Thank you for considering Angle Vale Park. Secure your place in Adelaide's premier northern industrial hub with flexible, serviced lots ready for occupation. Contact us today to discuss your leasing requirements.

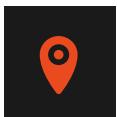
LEASING ENQUIRIES

**PHONE :**

xxxxxxxxxxxxxx

**EMAIL:**

leasing@avpark.com.au

**ADDRESS :**

37 Frisby Road, Angle Vale SA

**WEBSITE :**

www.avpark.com.au

Leipzig Australia and Wahl Citadel – delivering quality industrial leasing opportunities from concept to completion.