

RWC



# EASTLINK BUSINESS PARK

CONNECTING INDUSTRY

LEASING NOW

Lot 906 McNaught Road | Corporate Park East | Caboolture

*\* Outline Indicative Only*



## YOUR GATEWAY TO THE NORTHERN CORRIDOR FLEXIBLE INDUSTRIAL LEASING

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### CONTENTS

Page 03 Your Opportunity

Page 04 Site Plan

Page 05 CPE Site Plan

Page 06 Executive Summary

Page 07 Six Reasons to Invest

Page 08 Why Corporate Park East

Page 10 Aerial Overview

Page 13 Key Industrial Precincts

Page 14 Aerial Photo

Page 16 Disclaimer



# YOUR OPPORTUNITY IS NOW

Chris Massie and Troy Sturgess from RWC Northern Corridor Group are honoured to present up to 6 lots of hardstand ranging from 3,726m<sup>2</sup>\* to 11,270m<sup>2</sup>\* available to lease within the highly sought-after Corporate Park East Estate. **For tenants seeking immediate occupancy, the entire 32,000m<sup>2</sup> site is available right now for long term lease, once site works begin only the smaller lots as detailed in this IM will be available.**

Each lot has been designed to maximise usability, with flexible sizes to suit a wide range of industrial occupiers. The developer is ready to help you customise the site to suit your specific requirements, with options including vehicle wash bays, Igloo-style covered workshops and demountable offices and staff amenities.

Located just six minutes from the Bruce Highway on-ramp, the estate delivers unrivalled connectivity to Brisbane, the Sunshine Coast, and beyond.

With Moreton Bay/North Brisbane's chronic shortage of industrial land and record levels of demand, these lots provide an exceptional opportunity for tenants to establish themselves at the heart of the Northern Corridor.

## KEY FEATURES OF THE OPPORTUNITY

Up to six separate lease options within the Corporate Park East:

|                              |                              |                              |                              |
|------------------------------|------------------------------|------------------------------|------------------------------|
| Lot 1: 6,444m <sup>2</sup> * | Lot 3: 4,360m <sup>2</sup> * | Lot 4: 3,416m <sup>2</sup> * | Lot 5: 4,770m <sup>2</sup> * |
| Lot 2: 4,883m <sup>2</sup> * | Under Negotiation            | Under Negotiation            | Lot 6: 3,773m <sup>2</sup> * |

- ▶ Each lot is fully fenced with 8m access gate, all-weather compacted roadbase hardstand
- ▶ Flood free General Industry zoning – catering to a wide variety of industrial uses
- ▶ Fully serviced sites with sewer, power, water and NBN
- ▶ Customise your inclusion with Igloo-style workshops, site offices, staff amenities and/or vehicle washdown facilities
- ▶ 24-hour B-Double access with drive-through capability for large vehicles
- ▶ Strategic connectivity, only minutes to the Bruce Highway via Bribie Island Road

For additional information or to arrange an inspection, please contact exclusive marketing agents Chris Massie or Troy Sturgess.



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\* Approximately

## SITE PLAN



ARTIST'S IMPRESSION ONLY:

While every attempt has been made to ensure the accuracy of this site plan all items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

# CORPORATE PARK EAST

## SITE PLAN





## EASTLINK BUSINESS PARK



\* Outline & Locations Indicative Only

## EXECUTIVE SUMMARY<sup>^</sup>

|                            |                                                                                                                                       |                                                            |                                                            |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------|
| <b>Address</b>             | Lot 906 McNaught Road, Caboolture 4510                                                                                                |                                                            |                                                            |
| <b>Legal Description</b>   | Lot 906 as part of Lot 901 on SP 311284 and Lot 907 on SP 327712                                                                      |                                                            |                                                            |
| <b>Land Areas</b>          | Lot 1: 6,444m <sup>2*</sup><br>Lot 2: 4,883m <sup>2*</sup>                                                                            | Lot 3: 4,360m <sup>2*</sup><br>Lot 4: 3,416m <sup>2*</sup> | Lot 5: 4,770m <sup>2*</sup><br>Lot 6: 3,773m <sup>2*</sup> |
| <b>Total Area</b>          | 32,000m <sup>2*</sup> (Excluding road)                                                                                                |                                                            |                                                            |
| <b>Zoning</b>              | General Industry (24-hour use) Moreton Bay City Council                                                                               |                                                            |                                                            |
| <b>Site Description</b>    | Cleared, fully fenced, gated lots with all weather compacted roadbase hardstand suitable for heavy vehicle loading & movement.        |                                                            |                                                            |
| <b>Access</b>              | The site is accessed via Cyan Road with a bitumen sealed road. Left out access onto McNaught Road to facilitate drive through access. |                                                            |                                                            |
| <b>Optional Inclusions</b> | Igloo workshops, storage containers, demountable offices and staff amenities, vehicle wash bay                                        |                                                            |                                                            |
| <b>Services</b>            | Town water, stormwater, sewerage, electricity and communications.                                                                     |                                                            |                                                            |

\* Approximately    ^ Finished Product

# SIX REASONS TO LEASE

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## Available Soon

Each lot is fully serviced with water, power, sewer and access to NBN, benched and compacted for immediate use. Off-site stormwater management and 24-hour B-Double access allow tenants to focus on operational requirements without facing costly or time-consuming site preparation.



## Strategic Location & Connectivity

Position your business within the Northern Corridor, one of South East Queensland's fastest-growing industrial hubs. With direct access to the Bruce Highway just six minutes away, tenants benefit from seamless connections to Brisbane, the Sunshine Coast, the Port of Brisbane, and Brisbane Airport. This connectivity reduces freight times, logistics costs, and improves supply chain reliability.



## Workforce on Your Doorstep

The Moreton Bay region is experiencing one of Queensland's strongest population growth surges, with tens of thousands of new homes planned. This growth ensures a ready-made labour pool, giving tenants easy access to skilled and unskilled employees who live locally, reducing staff turnover and commuting challenges.



## Flexible Lot Size Options to Suit Your Needs

With six individual lease options ranging from 3,726m<sup>2</sup> to 11,270m<sup>2</sup> (or combination of any and all lots or the entire site as is where is), the site can cater to a broad spectrum of industrial occupiers. Whether you require a compact yard, medium-scale warehouse, or a larger operational base, each lot has been designed to maximise functionality and can be tailored to tenant requirements.



## Established Business Precinct

Corporate Park East is already home to a thriving mix of national brands, trade suppliers, and service operators. Tenants benefit from the activity and profile of being part of a well-established business ecosystem, helping to drive customer traffic, supplier connections, and networking opportunities.



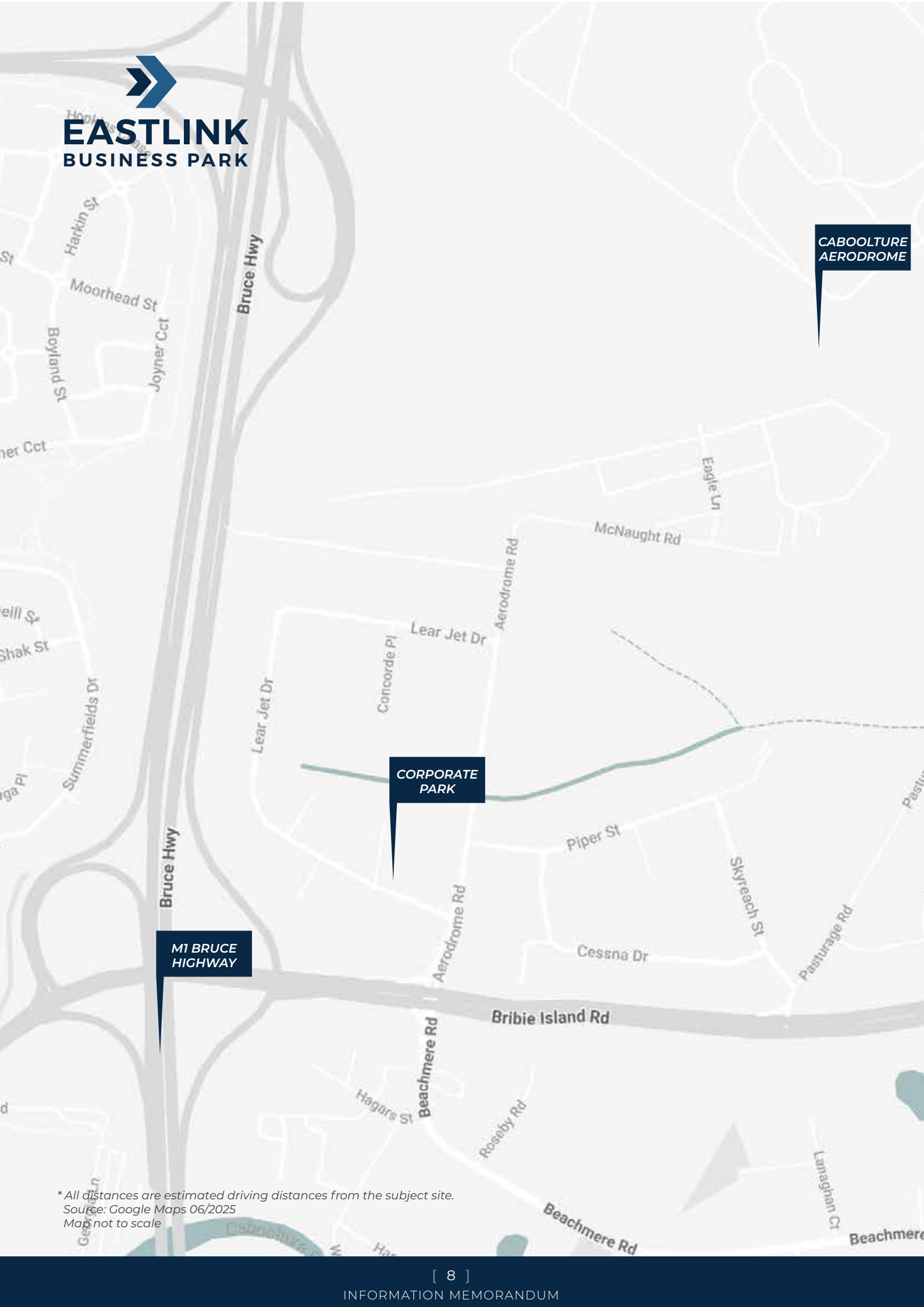
## Cost-Effective Leasing in a High-Demand Market

With Caboolture's chronic shortage of General Industry land and buildings, leasing within Corporate Park East provides businesses with the opportunity to secure a long-term base at competitive rates. Limited supply means tenants can lock in security of tenure in a location that is only becoming more sought after.





# EASTLINK BUSINESS PARK



CABOOLTURE  
AERODROME

CORPORATE  
PARK

M1 BRUCE  
HIGHWAY

\* All distances are estimated driving distances from the subject site.  
Source: Google Maps 06/2025  
Map not to scale





## WHY CORPORATE PARK EAST

### THE ESTATE

Corporate Park East has rapidly become one of South East Queensland's most in-demand industrial precincts, driven by exceptional connectivity, strong population growth, and an established base of thriving businesses. For occupiers, leasing here means securing a strategic position at the heart of the Northern Corridor, a region experiencing unprecedented demand and limited supply of industrial land.

Tenants benefit from immediate access to the Bruce Highway, enabling efficient connections to Brisbane, the Sunshine Coast, and key freight destinations such as the Port of Brisbane and Brisbane Airport. Unlike emerging estates still awaiting infrastructure, Corporate Park East is fully serviced and operational, offering lots that are ready for development or immediate use.

With the Moreton Bay region set to welcome tens of thousands of new residents in coming years, the estate provides businesses with a ready-made supply of employees on their doorstep, while also catering to a rapidly expanding customer base. Importantly, being part of an established estate ensures occupiers gain the credibility, exposure, and competitive advantage that comes with joining a thriving hub of trade, logistics, and service industries.



# EASTLINK BUSINESS PARK



**M1 BRUCE HWY**  
4 mins | 2.5Km



**BRISBANE CBD**  
1 hour 17 mins | 54.5Km



**BRISBANE AIRPORT**  
1 hour 17 mins | 52.2Km



**PORT OF BRISBANE**  
1 hour 25 mins | 63.9Km



**SUNSHINE COAST CBD**  
49 mins | 59.7Km

All distances are estimated driving  
distances from the subject site.  
Source: Google Maps 09/2025

BRIBIE ISLAND  
ROAD

CABOC  
AEROD





NORTH  
HARBOUR

BRUCE HWY  
M1

CORPORATE  
PARK

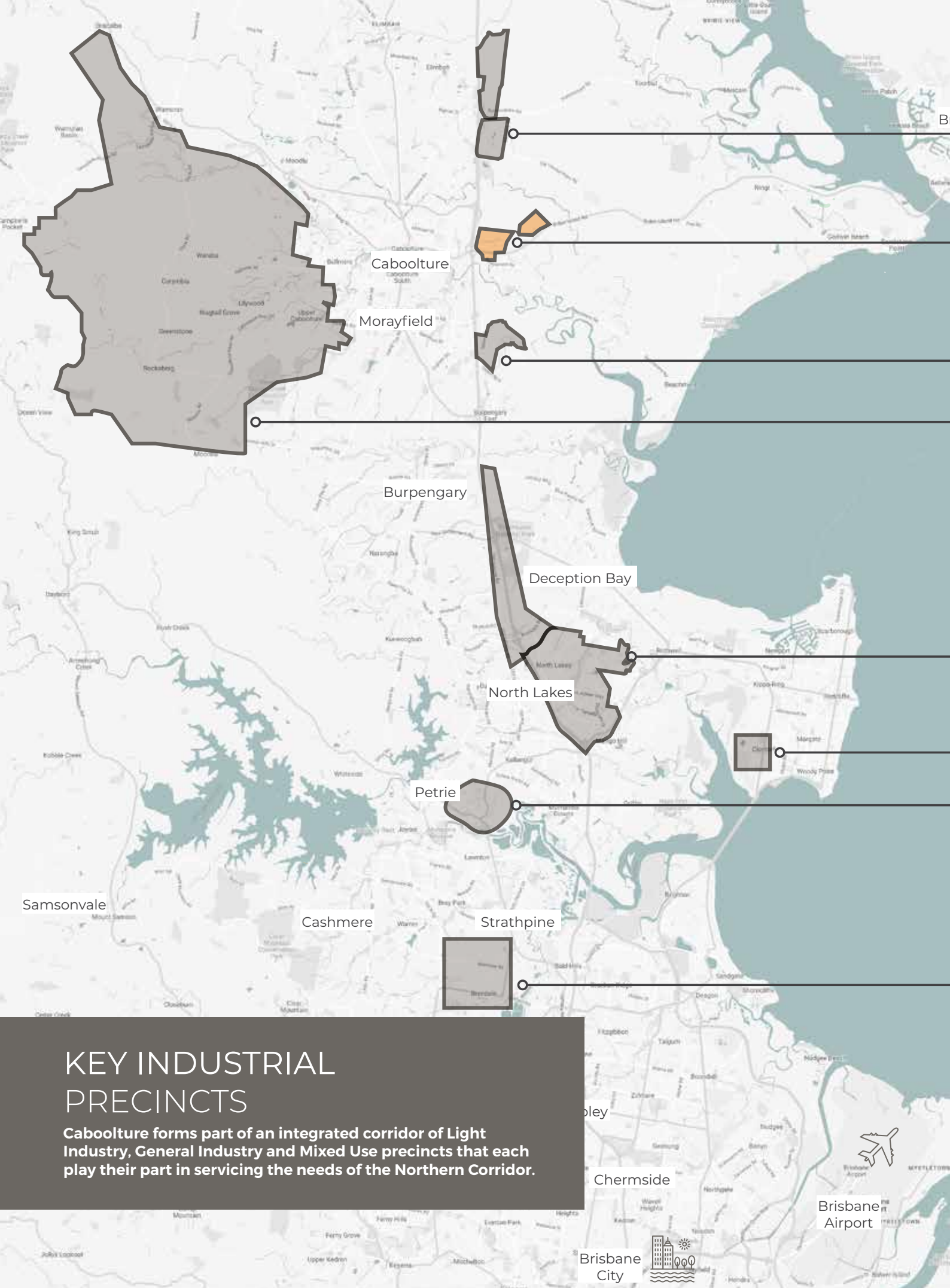
CULTURE  
PROMOTE

SUBJECT  
LOTS

CORPORATE  
PARK EAST

MCNAUGHT  
ROAD







## Elimbah East

This is likely one of the only precincts capable of delivering serviced General Industry land in the near future. The mixed use development will see industrial complimented by commercial, residential, community and environmental areas integrated within the master plan.

## Corporate Park & Corporate Park East (Subject Property)

This 124 Hectares of established General and Service industry uses is the key business precinct in the North Moreton area.

## North Harbour

83 hectares of light industry and mixed use land attached to an integrated residential community.

## Caboolture West

This is the “engine room” that will drive dramatic change across the region for the next decade. A 3,480ha parcel earmarked to house more than 68,000 new residents. This is a larger population than Rockhampton and would be the eighth largest city in Queensland. It is unlikely to see serviced industrial land within seven years.

## Narangba & Deception Bay Industrial

This corridor flanking the Bruce Highway is home to the majority of larger general industry and hard to locate businesses in the region. Environmental and residential constraints make any further expansion of this precinct unlikely.

## North Lakes Business Park

This fully developed Mixed Industry business park services the 25,000+ residents of the adjoining community, with service industry, retail and office users benefiting from the immediate highway access. There is no room for additional expansion of this park.

## Clontarf Industrial Estate

This fully developed Industrial park services the communities of the peninsular, with service industry, retail and office users benefiting from the immediate Gateway Motorway access. There is no room for additional expansion of this park.

## Petrie Mill

This innovation precinct is an initiative of the Moreton City Council, intended to attract innovative technical and data driven businesses into a campus-style master planned precinct. Anchored by University of Sunshine Coast, Moreton Campus.

## Brendale Industrial Estate

This has long been the largest industrial precinct in Moreton Bay, housing a self-sufficient mix of complementary local and national businesses. Recent major land transactions and commitments from national businesses sees this precinct nearing the end of its expansion potential.



Source: Google Maps 09/2025  
Map Not to Scale & Indicative Only





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*\* Outline Indicative Only*



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