

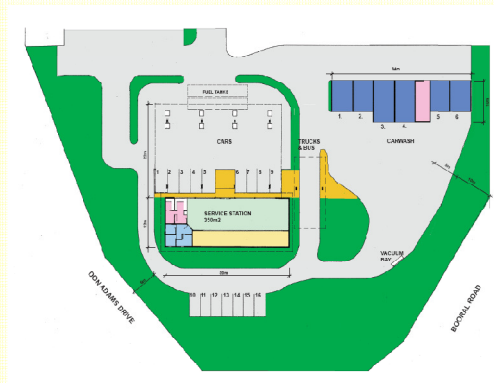
Lot 1
Southern Cross Circuit,
Urangan
Hervey Bay Industrial Park

Service Station
Car Wash

Retail Space From 70m²

Professional Offices

Child Care Centre



Prime Industrial Development

Lot 1 is 2.047 hectare in area and is situated adjacent to the Hervey Bay Airport on the corner of Booral Road and Don Adams Drive.

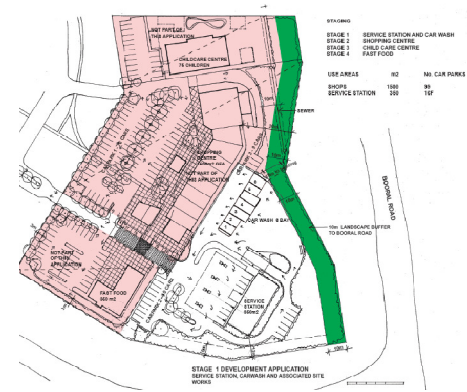
The complex will be purpose built to suit the needs of the incoming tenant and will be available for long term leasing.

The Car Wash facility will be constructed concurrently with the Service Station project and will also be purpose built to suit the incoming tenant requirements.

It is proposed to build a 1500m² lettable retail neighbourhood shopping centre comprising a small supermarket anchor with adjacent tenancies of approximately 100m². Future development will comprise a Child Care Centre and fast Food Outlet.

From the site of the new Service Station at the Airport Industrial Park it is 20 kms outbound to the highway turnoff to Maryborough, then a further 20 kms to Maryborough to the next Service Station.

The HBAIP Service Station would also have a captured market of 4X4 day-trippers commuting to and from Fraser Island, with many in rental vehicles that must be returned to the hire companies, clean and refuelled.



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