

Clinton Industrial Estate

By Economic Development Queensland

BYELLEE PRECINCT

RED ROVER ROAD, CALLEMONDAH QLD 4680



Estate overview

The Clinton Industrial Estate is an established industrial precinct in Gladstone, Central Queensland. The Byellee Precinct will be the final stage of development in the precinct, delivering serviced industrial land to support a wide range of industrial uses.

The precinct offers flexible lot sizes, efficient road networks and strong connections to regional infrastructure, supporting both local businesses and those seeking a Central Queensland location.



Property Details

Located on Red Rover Road, the Byellee Precinct, features include:

- 27 Medium-impact industrial zoned land.
- Freehold titled land ranging in size from 4,003m² to 1.089ha.
- “Shovel Ready” serviced land which is ready for businesses to design and construct a purpose-built facility.
- Local Government Authority: Gladstone Regional Council.
- Detailed lot plans and as-constructed plans will be provided once the land is released to market.

Clinton Industrial Estate

Masterplan



The Benefits

Key benefits of the Byellee Precinct include:



Strategic location within the Gladstone region.



Access to skilled workforce.

- Proximity to established Gladstone State Development Area which is home to major industries including Rio Tinto Yarwun Alumina Refinery, Orica Yarwun chemical manufacturing facility, Curtis Island LNG facilities, Alpha HPA Alumina facility, Acciona Energía's Aldoga Solar Farm).
- Established industrial precinct close to industry, transport networks and key infrastructure.
- A range of lot sizes.
- Flexible sales contract options which allows buyers to obtain Development Approval prior to settlement.

Region overview

The Gladstone region is a major industrial and logistics hub in Central Queensland, strategically positioned to service domestic and global markets. Anchored by deepwater port infrastructure, established heavy industry and growing renewable energy investment, the region plays a critical role in Queensland's economic development.



15km
to Bruce
Highway



6km
to Gladstone
Airport



5km
to Central
Gladstone



5km
to Port of
Gladstone



The Opportunity

The Byellee Precinct of the Clinton Industrial Estate presents an opportunity to secure industrial land in an estate with long term growth potential. The release supports business expansion, relocation and investment within a key Central Queensland economic area.

This opportunity is suited to businesses seeking certainty of process, quality industrial land and a location that supports operational efficiency and future growth.

- Current population: 68,000 people (ABS data)
- Projected population by 2041: Approx. 77,500 (Qld Government Statistics Office data)
- Workforce participation: 69% (Qld Government Statistics Office data)
- Top 5 workforce population industries (Central Queensland Regional Organisation of Councils data):
 1. Manufacturing 18%
 2. Construction 13%
 3. Retail trade 9%
 4. Professional, scientific, technical services 7.6%
 5. Transport, postal, warehousing 7.4%



How to buy from EDQ

Parties wishing to buy industrial land within the Clinton Industrial Estate Byellee Precinct from Economic Development Queensland (EDQ) must submit a completed application form once the land has been released to market.

EDQ will be seeking applications to purchase from owner occupiers or tenant-led requirements. Any application from a property developer will need to be accompanied by written confirmation from the prospective tenant as to their preferred lot and that the applicant is their chosen partner to deliver the development.

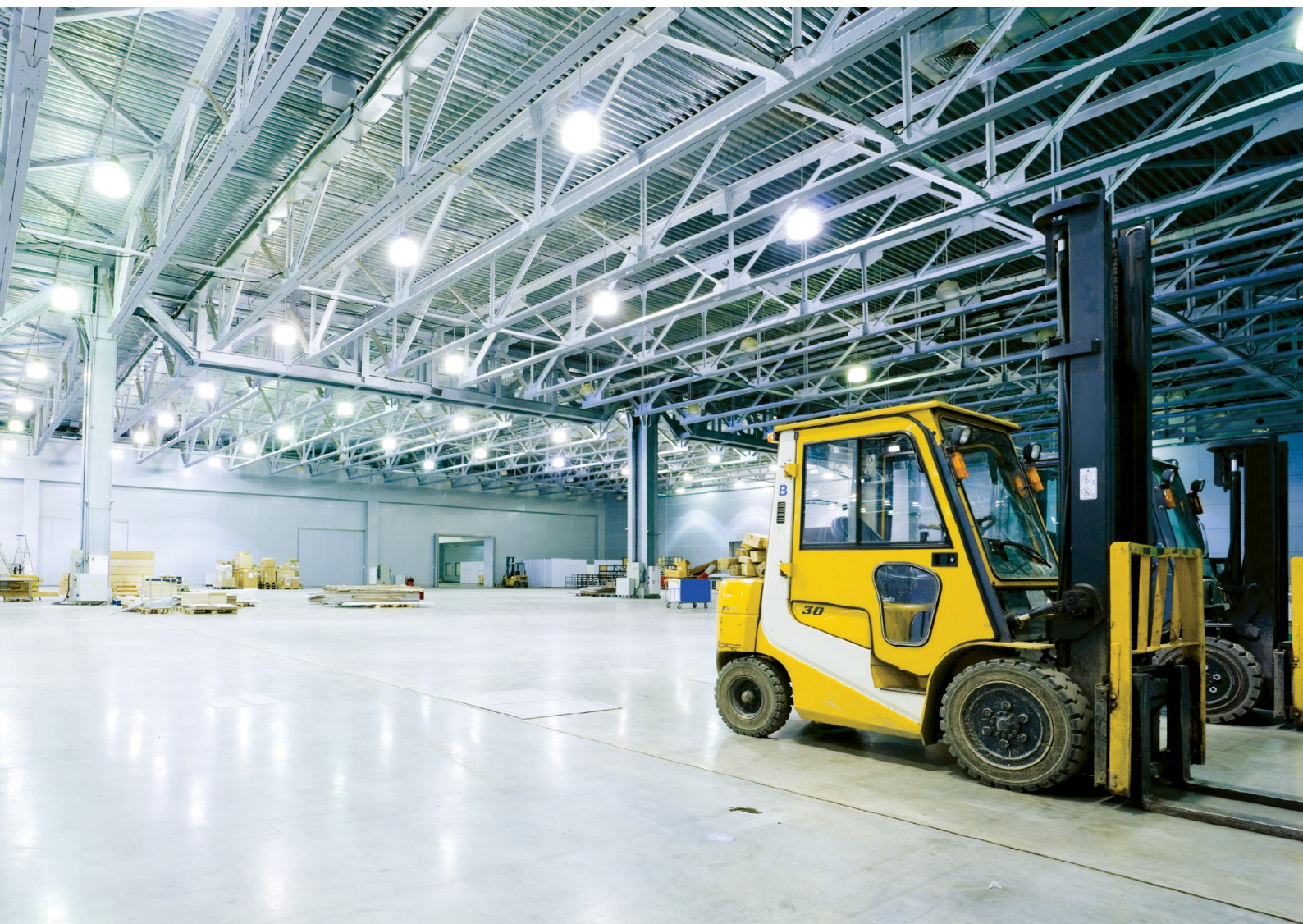
Applications proposing a speculative development or seeking opportunities to land bank will not be considered.

Applications will be considered on their merit and will be assessed against the assessment criteria. EDQ reserves the right to select applicants at its absolute discretion.

Requirements for multiple combined lots must be made clear on the application.

EDQ's acceptance of an application does not act as confirmation that EDQ is bound to sell a given site to an applicant.

The Buyer's application and commercial terms of a transaction are subject to the approval of the delegate of Minister for Economic Development Queensland (MEDQ) in its absolute discretion. To be clear, MEDQ is not bound until such time as formal contract documents are signed and executed by all parties.





Sales process

Please read the information below carefully.

- Lot prices will be released when the land is released for sale.
- Lot prices and application forms will be released when the land is released on 1 September 2026.
- EDQ will commence assessment from 30 September 2026.
- EDQ reserves the right to decline insufficiently completed applications.
- EDQ reserves the right to seek clarification from applicants regarding any aspect of their application.
- EDQ will allocate lots to the successful applicants and will deal exclusively with those applicants, pending agreement on essential commercial terms, approval of the transaction by EDQ senior management, issue and execution by both parties of contract documents.
- EDQ's acceptance of an application is not confirmation that EDQ is bound to sell a given site to an applicant.
- Neither party is bound unless and until contract documents are fully executed by both parties.
- Applications must be emailed to industrial@edq.qld.gov.au and steven.whiteman@edq.qld.gov.au for consideration in this assessment.
- Applications may be made directly or through your preferred real estate agent.
- Applications submitted before the release date will not be accepted by EDQ.

Assessment criteria

Applications will be assessed against criteria that may include:

- Merits of the proposed project development (and intended onsite activity)
- Preferred development of the estate.
- Capability and track record of the applicant.

Applications must:

- Be fully completed.
- Provide details of current operations and business activity.
- Provide details of the proposed development, including site plans and an overview of business activities to be carried out on site.
- Provide current and future employment numbers and estimates of capital expenditure for build and fit out.
- Confirm the purchasing entity and provide trust documents if applicable.
- Ensure adequate site coverage.
- Ensure consistency and compatibility with other industries located in estate/precinct.
- Confirm project deliverability and adequate timeframes.
- Align with state and regional objectives.

Detailed assessment criteria will be outlined as part of the sales documentation.

Contract of Sale

EDQ offers contract terms geared toward supporting the initial stages of project delivery. These include:

- Rights to conduct Due Diligence.
- Requirement to lodge development application with Local Council.
- Requirement to obtain and provide EDQ with copy of Development Approval prior to settlement.

Prospective purchasers should obtain their own legal and financial advice.

Further information:

For further information, including lot availability, application requirements and key dates, interested parties should contact Steven Whiteman, Sales and Property Manager at Economic Development Queensland on 0477 738 497 or steven.whiteman@edq.qld.gov.au



About Economic Development Queensland

Economic Development Queensland (EDQ) is the Queensland Government's land use planning and development agency, working in partnership with industry, government and communities to deliver economic growth, jobs and investment across the State. EDQ plays a central role in bringing investment ready industrial land to market, supported by strategically located and serviced precincts designed to enable a range of industrial activities. These precincts are strategically located near key infrastructure, including ports, freight corridors and energy networks, enabling strong industry connectivity. Through coordinated planning, infrastructure delivery and streamlined approvals, EDQ reduces complexity and provides certainty for large-scale, long-term projects. Supported by a statewide pipeline of industrial land, EDQ delivers scalable opportunities that drive sustained economic growth across Queensland.

Reservation of Rights

In addition to the advice set out above, (which is not exhaustive) applicants should seek their own independent advice regarding the planning requirements applicable to a proposed development for the site.

This is not a tender process. Applicants understand and acknowledge that the issue of this invitation, the lodgement of a purchasing industrial land application form, any communications between the applicant and EDQ, does not give rise to or constitute any contractual relationship between the applicant, EDQ or the State of Queensland (or any of them).

Unless specifically stated, EDQ will not treat any information provided by an applicant as confidential.

Potential purchasers will accept any decision made by the Vendor throughout the application process as sparing final and binding.

EDQ make no warranties or otherwise as to the veracity or accuracy of any information contained in this invitation or given to an applicant (including a short-listed applicant).

An applicant is solely responsible for all costs and expenses incurred by the applicant in connection with the preparation and lodgement of a Purchasing industrial land application form and any communication with EDQ.

EDQ reserve the right, in their absolute discretion, to:

- Change this invitation.
- Withdraw the properties or any part of them.
- Negotiate and sell to any person (whether that person has applied).
- Amend, modify or supplement this Information Memorandum.
- Cancel, supplement, replace, vary or waive any aspect of the application process.
- Exclude potential purchasers from further participation in the application process.
- Exchange an unconditional contract of sale with a purchaser (contract documentation is available).
- Grant an exclusive dealing or due diligence period to a potential purchaser.
- Require additional information from an applicant.
- Reject all or any registration of interests at any time for any reason.
- End any discussions with any applicant (including a shortlisted applicant).
- Stop proceeding any further with the purchasing industrial land application.
- Proceed in a different way with the purchasing industrial land application (including entering discussions with a person who is not an applicant).

Disclaimer

This document contains property information which is indicative only. Economic Development Queensland (EDQ) does not warrant, guarantee or make any representation about the completeness, accuracy or adequacy of the information contained in this document for any purpose or at all. EDQ accepts no responsibility for decisions or actions taken because of, or reliance placed on, any data, information, statement or advice, expressed or implied, contained within. The information in this document is general and does not consider individual circumstances or situations. Any images, designs or plans are for demonstration purposes only and may not be to scale or accurately reflect the reality of the thing they are a representation of.

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