

Coolum Industrial Park

By Economic Development Queensland

STAGE 2A

RESEARCH STREET, COOLUM BEACH



Coolum Industrial Park

Following the success of Stage 1, Stage 2A offers a range of lots zoned High Impact Industry located in one of Australia's top 10 fastest-growing regions.

Developed by Economic Development Queensland (EDQ), the Queensland Government's specialist land activation and development agency.



Property Details

Address: Research Street, Coolum Beach

Offering: Freehold Title

Site area: 9 lots from approximately 7,821m² – 2.375 Ha

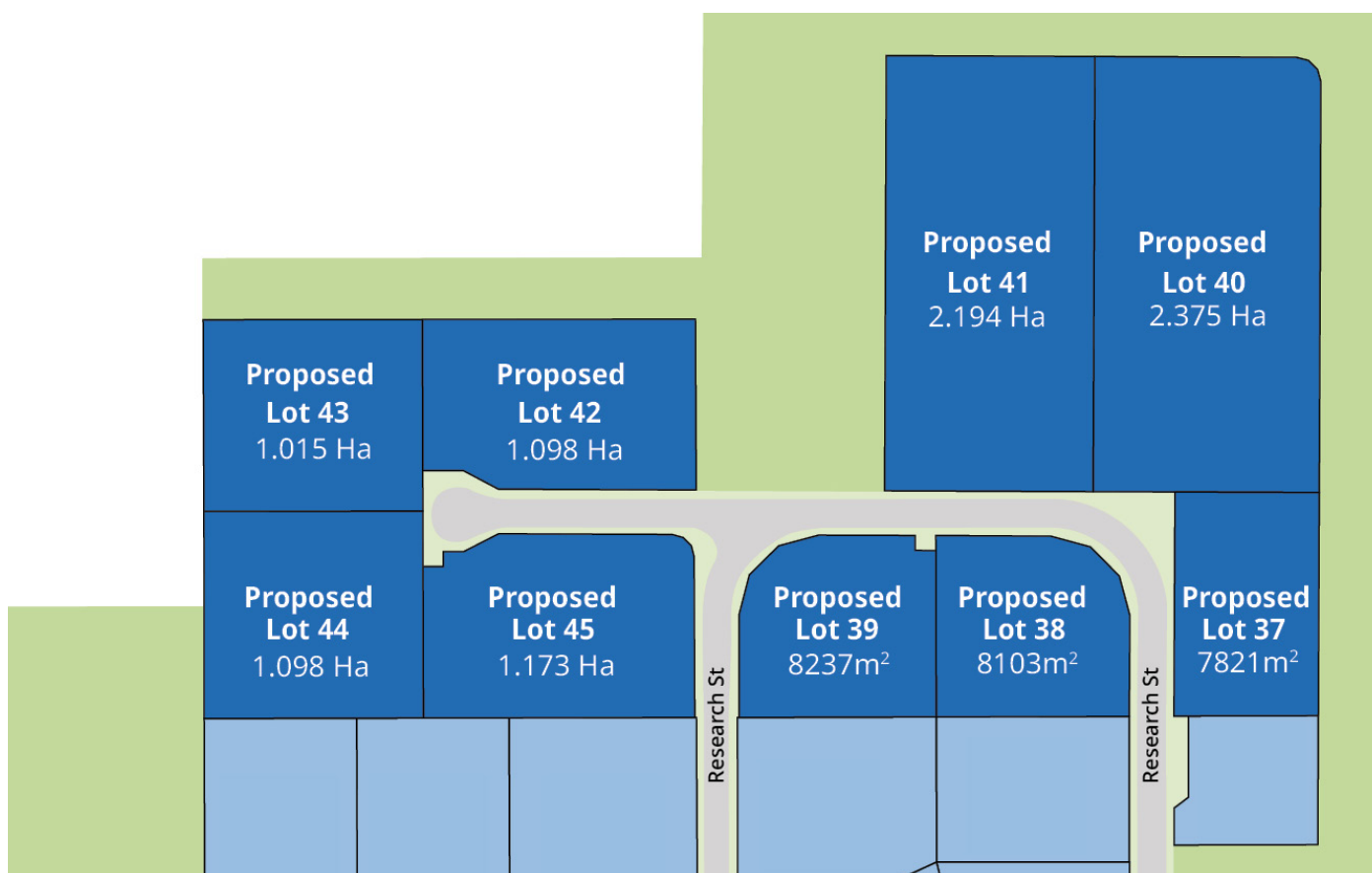
Local Government Authority: Sunshine Coast Council

Zoning: High Impact Industry

Construction underway. Water, sewer, power, NBN all completed.



Visit industrial.edq.com.au/coolum-industrial-park for infrastructure as constructed documents.



The Benefits

The Coolum Industrial Park offers:



A range of lot sizes
(approximately
7,821m² – 2.375 Ha)



Located in a growth
corridor with a rapidly
growing population



High Impact Industry
zoning in an established
industrial estate



16km

to Bruce Highway



5km

to Coolum Beach



14km

to Sunshine Coast Airport



119km

to Brisbane CBD



134km

to Port of Brisbane

A diverse range of infrastructure and amenity only minutes away – including local shopping, surf club, beaches, childcare, primary and secondary schools, dining and more.

- Current population: ~9,150 people (2021 Census)
- Projected population growth: Estimated to increase steadily as part of Sunshine Coast's forecast to reach 540,000 by 2046
- Residential demand: Significant new developments underway, including gated communities and estates (e.g., Yaroomba Beach site and Coolum Horizons Estate)
- Labour force participation: Around 64.4% for the local catchment (Coolum Beach–Mount Coolum–Yaroomba)

Coolum Beach is located about 1 hour 25 minutes north of Brisbane via the Bruce Highway and Sunshine Motorway. It's just 10 minutes from Sunshine Coast Airport, offering direct flights to major cities. Public transport options include Sunbus routes (620, 622, 630) connecting to Maroochydore and Noosa.

Major Infrastructure & Development Highlights:

- Coolum Interchange Upgrade: Improved connectivity to Sunshine Motorway
- Coolum Sports Complex Upgrade: Expanded facilities for community sport and recreation

Regional Context

Coolum Beach forms part of the Sunshine Coast region, which spans 3,127 km² and is experiencing strong growth driven by lifestyle appeal, infrastructure investment, and proximity to Brisbane. The Sunshine Coast's population is projected to exceed 540,000 by 2046, requiring over 234,000 dwellings.

The Opportunity

Stage 2A within Coolum Industrial Park offers a range of lot sizes zoned for High Impact Industries and is located in one of Australia's top 10 fastest growing regions.

Proposed Lot 37: 7,821m ²	Proposed Lot 39: 8,237m ²	Proposed Lot 41: 2.194 Ha	Proposed Lot 43: 1.015 Ha	Proposed Lot 45: 1.173 Ha
Proposed Lot 38: 8,103m ²	Proposed Lot 40: 2.375 Ha	Proposed Lot 42: 1.098 Ha	Proposed Lot 44: 1.098 Ha	



How to buy from EDQ

Parties wishing to buy industrial land within the Coolool Industrial Park Stage 2A from Economic Development Queensland (EDQ) will need to submit a completed application form.

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.

Parties will only be able to submit an application to purchase once the land is made available for sale. Applications submitted before this date, will not be considered.





Sales process

Please read the information below carefully.

- Lot prices and application forms will be released when the land is released on 6 August 2026.
- EDQ will commence assessment from 28 August 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.
- Applicants will be informed of the results of the assessment as soon as practicably possible after this date.
- 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 may be made directly or through your preferred real estate agent.
- EDQ will not accept applications before the date the land has been officially released to the market.

Assessment criteria

Applications must:

- Be fully completed.
- Provide details of current operations and business activity.
- Provide details of the proposed development, including site plans and activities that will be carried out on the premises.
- Provide employment details and estimates of capital expenditure for build and fit out.
- Confirm the purchasing entity and provide trust documents if applicable.

Each application is assessed on an individual basis against eligibility criteria that include

- Merits of the proposed project development (and intended onsite activity)
- Preferred development of the estate
- Existing land use designations
- Capability and track record of the applicant
- The applicant's intentions/commitment to proceed with the proposed development
- Local government planning requirements, e.g. Conditions of approval
- Consistency with other industries located on the estate
- Compatibility of land uses within and adjacent to the estate
- Adequate site coverage.

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.
- Requirement to obtain and provide EDQ copy of development approval prior to settlement.

Further information:

Find out how to secure in-demand industrial land in one of Australia's major growth corridors by contacting Steven Whiteman, Sales and Property Manager, on 0477 738 497 or steven.whiteman@edq.qld.gov.au



About the developer

The developer of Coolum Industrial Park is Economic Development Queensland (EDQ).

EDQ sells, leases and develops Industrial real estate in over 17 locations across Queensland. Our strategically located industrial land portfolio covers almost 20,000 hectares of land across the state, including fully developed estates and undeveloped parcels.

We understand that large-scale development projects are complex; so we offer a flexible approach to negotiating land transactions to enable the approved applicant to make an informed decision. Additionally, approved applicants can be offered lots exclusively secured for the duration of the application and approvals process.

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.

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 or not that person has submitted an application)
- 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 into discussions with a person who is not an applicant).

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.

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 as a result 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 take into account 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.

Neither EDQ nor The State of Queensland is liable in connection with this document or its contents. The purchaser/ applicant is solely responsible for examining the information contained in this document and satisfying itself as to the completeness, accuracy and adequacy of any information. Any use by purchaser/ applicant of this document or information contained in it is at purchaser/ applicant's sole risk, cost and expense. Where appropriate, independent professional advice should be sought.

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Find more information about this Stage 2A release
contact Steven Whiteman, Sales and Property Manager,
on 0477 738 497 or steven.whiteman@edq.qld.gov.au

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Industrial.edq.com.au/coolum-industrial-park

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