INFORMATION MEMORANDUM

Kalkadoon Industrial Estate

By Economic Development Queensland

MOUNT ISA, NORTH WEST QUEENSLAND

DELIVERING FOR QUEENSLAND

Queensland Government

Kalkadoon Industrial Estate

Kalkadoon Industrial Estate is a new industrial estate being delivered by Economic Development Queensland (EDQ), providing approximately 8 hectares of freehold industrial land to support economic diversification and long term business growth in Mount Isa and North West Queensland.

The estate is strategically positioned to support mining, resources, logistics, construction and associated industrial activities, with direct access to regional transport networks, critical infrastructure and an established skilled workforce.

This land release forms part of the Queensland Government's commitment to supporting regional economies through targeted investment in industrial land and enabling infrastructure.

Property Details

Address:	Killara Crescent, Mount Isa QLD
Offering:	Freehold industrial land
Site area:	Approximately 8 hectares
Lot sizes:	Lots ranging up to 2.4 hectares
Local Government Authority:	Mount Isa City Council
Zoning:	Medium Impact Industrial

Visit https://industrial.edq.com.au/industrial-land-for-sale/north-queensland/kalkadoon-industrial-estate/ for infrastructure as constructed documents.

Kalkadoon Industrial Estate

The Benefits

Kalkadoon Industrial Estate offers:

- A range of lot sizes (approximately 1,836m² – 2.4 Ha)
- Strong access to transport, nearby resources and a skilled local workforce
- Medium Impact Industry zoning

Direct
access to Barkly Highway

1.5km
to Mount Isa Airport

9km
to Mount Isa city centre

8km
to Mount Isa Railway Station

This connectivity supports efficient freight movement and workforce access across North West Queensland.

Kalkadoon Industrial Estate has been designed to enable rapid mobilisation and operational efficiency for industrial users, including:

- Freehold industrial lots suitable for a broad range of industrial uses
- New internal road infrastructure
- Water and drainage connections
- Minor bulk earthworks undertaken to support site readiness
- Potential for electrical connections (subject to budget availability)

The estate benefits from close proximity to existing industrial precincts, resource operations and regional supply chains.

Mount Isa's strategic advantages

Mount Isa is a key regional centre servicing North West Queensland and the broader minerals province, with established supply chains supporting mining, logistics, construction and heavy industry.

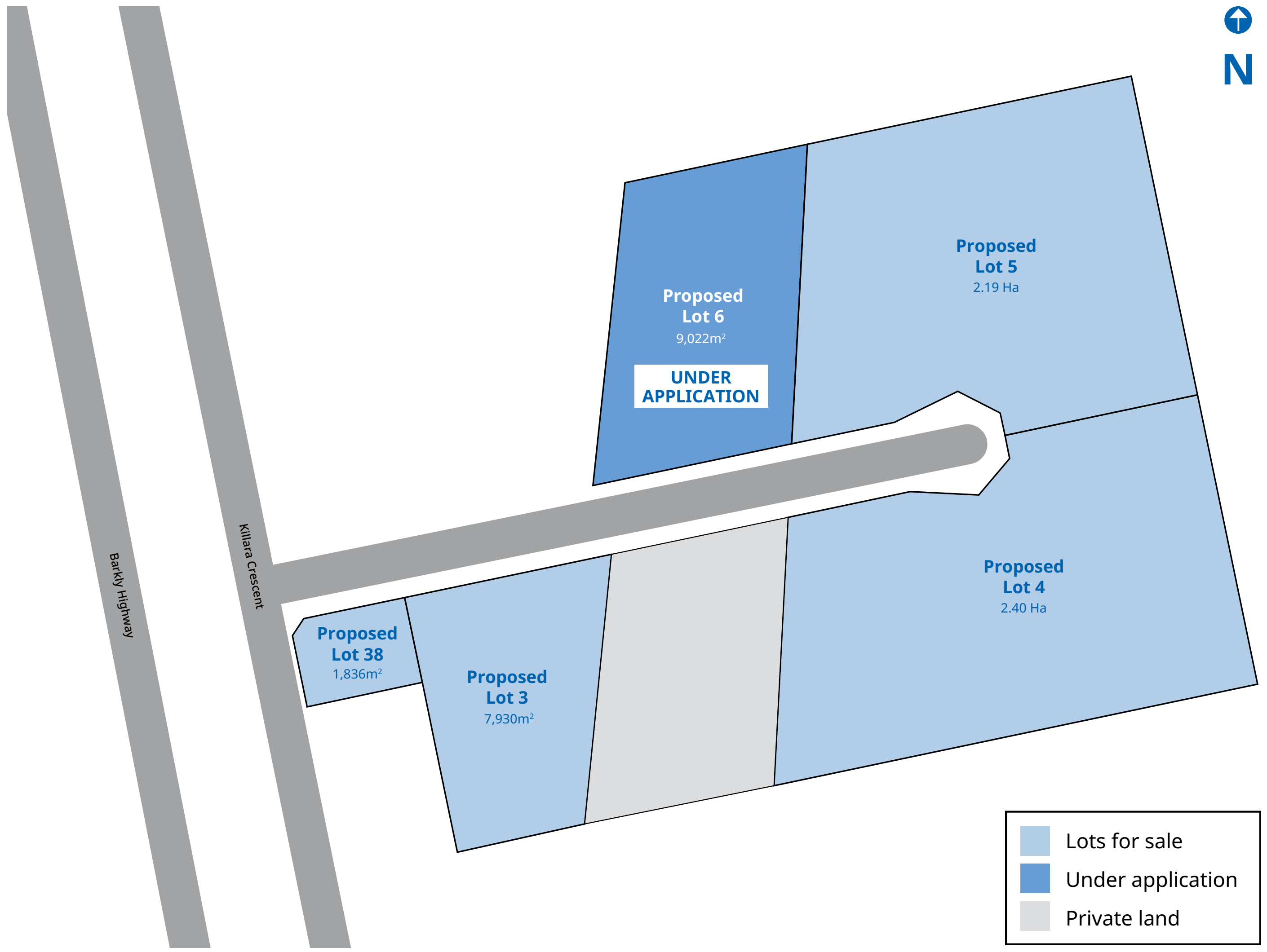
The region offers:

- A skilled, work ready labour force
- Established transport infrastructure linking road, rail and air freight
- Proximity to major mining and processing operations
- Strong demand for well located industrial land to support ongoing and emerging industries.

The Opportunity

Kalkadoon Industrial Estate offers a range of lot sizes zoned for Medium Impact Industry and is located in one of Queensland's most significant resource and industrial hubs.

Lot 3: 7,930m² **Lot 4:** 2.4 Ha **Lot 5:** 2.19 Ha **Lot 38:** 1,836m²



How to buy from EDQ

Parties wishing to purchase industrial land at Kalkadoon Industrial Estate from Economic Development Queensland (EDQ) will need to submit a completed application form once the land is formally 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.

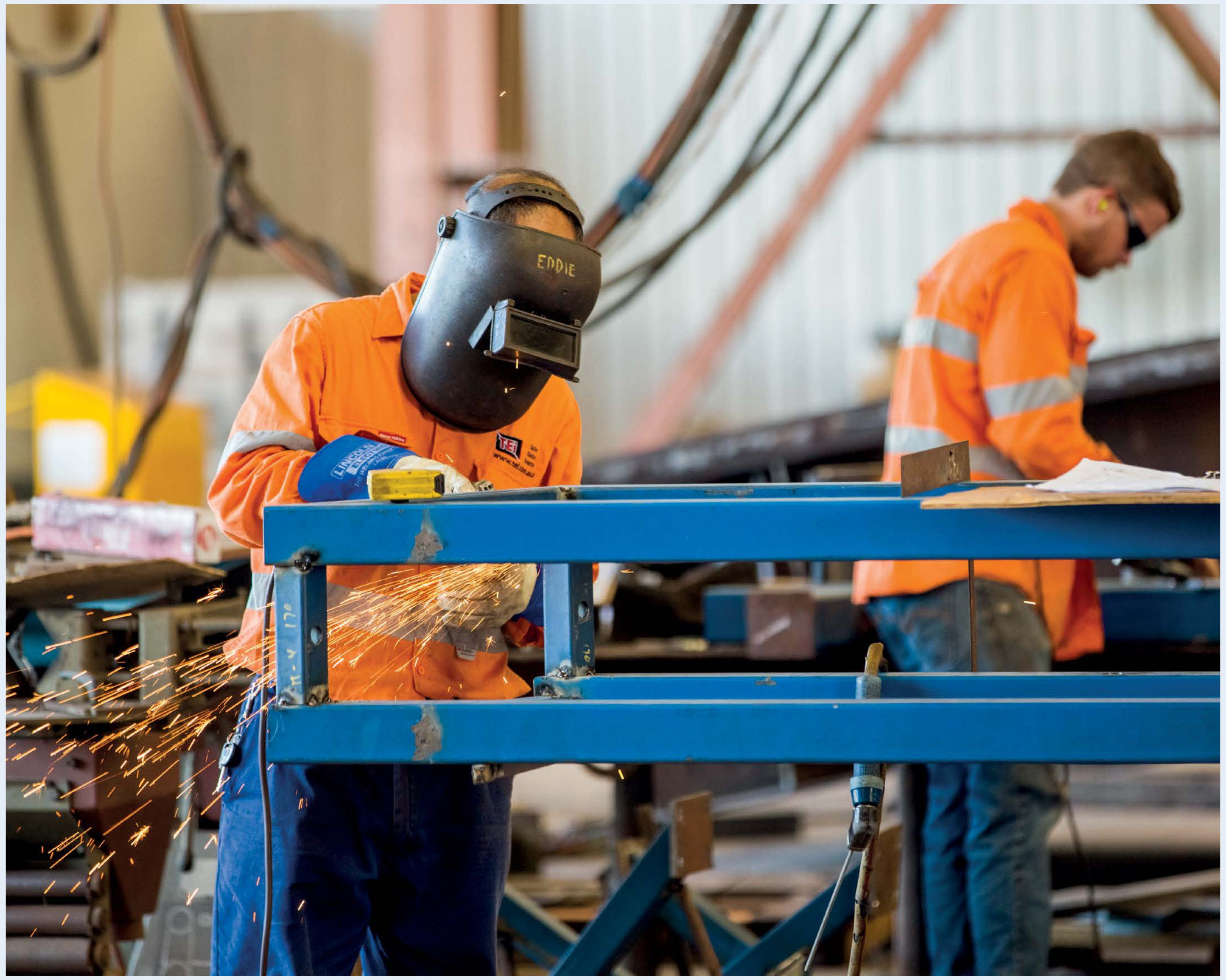
Applications proposing a speculative development or seeking opportunities to land bank will not be considered.

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.

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 5 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 includes:

- 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:

For further information about Kalkadoon Industrial Estate, including future release details and application processes, contact Steven Whiteman, Sales and Property Manager, on 0477 738 497 or steven.whiteman@edq.qld.gov.au

About Economic Development Queensland

The developer of Kalkadoon Industrial Estate is Economic Development Queensland.

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

Killara Crescent, Kalkadoon Qld 4825
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