



# FOR SALE

## PRIME 2 HECTARES IN CLEVELAND BAY INDUSTRIAL PARK

**PRIME 2 HECTARES IN CLEVELAND BAY INDUSTRIAL PARK**  
Cleveland Bay Industrial Park is situated in the heart of the North Queensland, Townsville. The Complex has been purpose built to provide support to the fast growing Industries in North Queensland. The position couldn't be better. Built alongside the Southern Port Road approximately 8k from the Port. Traffic lights and wide designed roads gives easy access to type 2 Road Trains that service North Queensland's Mining Industries. The Bruce Highway, North & South servicing this site is only 1k away. Located adjacent along the Southern Port Road is a weighbridge open to the public. So no worries under loading or over loading. So if it's time to become part of the North Queensland Industrial Expansion then this is your opportunity. Townsville considered to be the 14 largest City in Australia is fast expanding. If you want to be on the northern side of the Port Road then this is the last block available. 2 hectares (20,000m2) of Prime Medium Impact Industry Land @ \$160 per square metre.

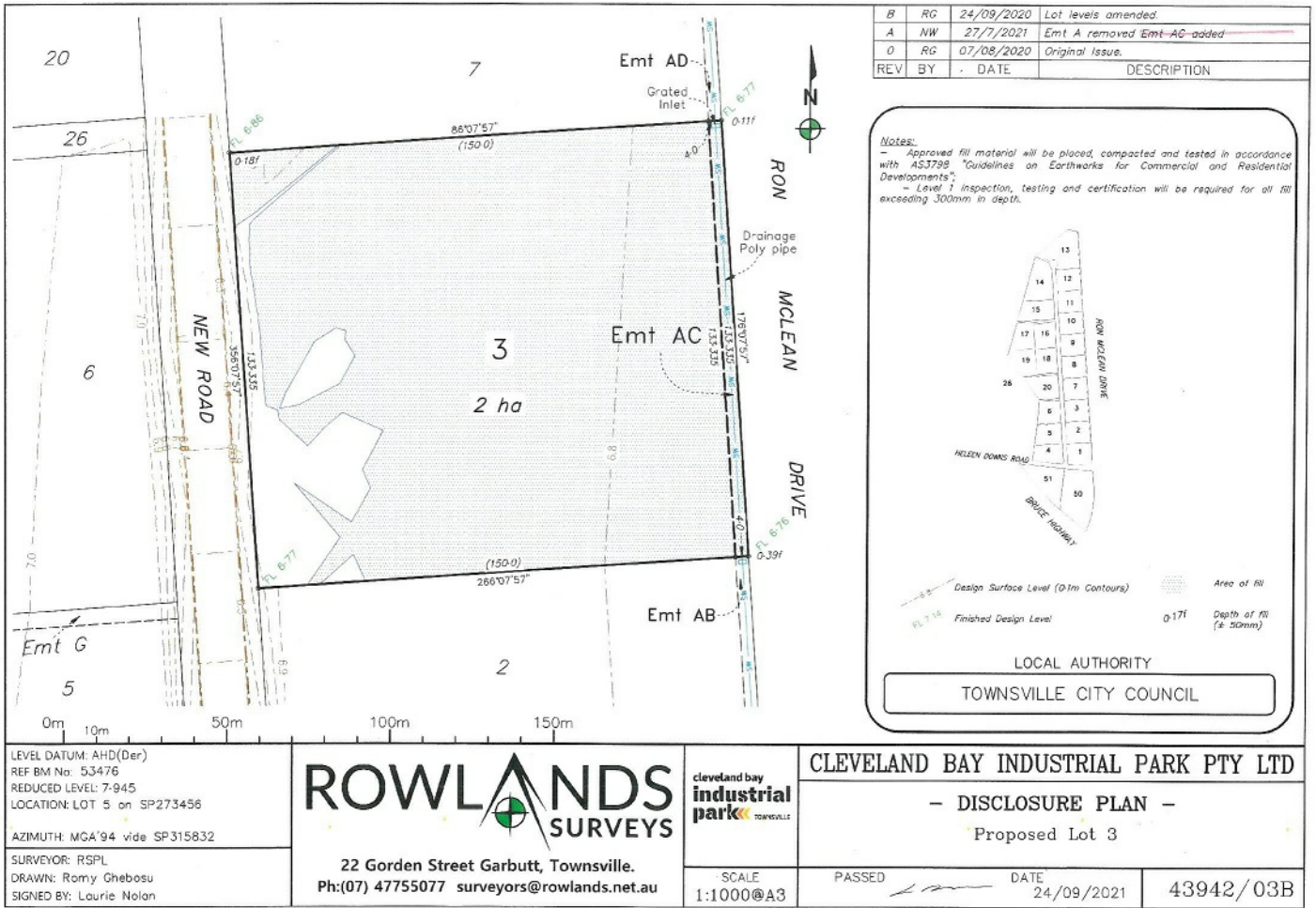
0 BED | 0 BATH | 0 CAR

PRICE:  
\$3,200,000

OPEN FOR INSPECTION:  
N/A



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REV	BY	DATE	DESCRIPTION
B	RG	24/09/2020	Lot levels amended.
A	NW	27/7/2021	Emt A removed Emt-AC added
0	RG	07/08/2020	Original Issue.

**Notes:**  
 - Approved fill material will be placed, compacted and tested in accordance with AS3798 "Guidelines on Earthworks for Commercial and Residential Developments".  
 - Level 1 inspection, testing and certification will be required for all fill exceeding 300mm in depth.

Design Surface Level (0.1m Contours)  
 Finished Design Level  
 Area of fill  
 Depth of fill (± 50mm)

LOCAL AUTHORITY  
 TOWNSVILLE CITY COUNCIL

LEVEL DATUM: AHD(Der)  
 REF BM No: 53476  
 REDUCED LEVEL: 7-945  
 LOCATION: LOT 5 on SP273456  
 AZIMUTH: MGA'94 vide SP315832  
 SURVEYOR: RSPL  
 DRAWN: Romy Ghebosu  
 SIGNED BY: Laurie Nolan

**ROWLANDS SURVEYS**  
 22 Gordon Street Garbutt, Townsville.  
 Ph:(07) 47755077 surveyors@rowlands.net.au

**CLEVELAND BAY INDUSTRIAL PARK PTY LTD**  
 - DISCLOSURE PLAN -  
 Proposed Lot 3

SCALE: 1:1000@A3  
 PASSED: [Signature]  
 DATE: 24/09/2021  
 43942/03B

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.