

FLINDERS PRECINCT



Southern Steel in Flinders Precinct

Flinders Precinct is located at the heart of the Western Trade Coast in the Latitude 32 Industry Zone. It can be found off Anketell Road in Hope Valley, close to a range of key infrastructure and major transport routes.

ESTATE OVERVIEW

A high-quality industrial estate, Flinders Precinct provides easy access to road, rail and sea in Perth's rapidly growing south west corridor.

THE ESTATE IS PERFECT FOR BUSINESSES RELATED TO LOGISTICS, TRANSPORT, GENERAL INDUSTRY, OIL AND GAS OR DEFENCE.

Flinders Precinct is the first stage of the Latitude 32 Industry Zone, a 1,400 hectare masterplanned industrial development within the Western Trade Coast.

CLOSE TO KEY INFRASTRUCTURE

- Australian Marine Complex in Henderson
- Kwinana and Rockingham industrial areas
- High wide load corridor, linking Henderson to Kewdale
- Freight rail line to Kewdale
- Fremantle Port
- Kwinana Bulk Terminal
- Proposed Kwinana intermodal terminal and outer harbour

EXCELLENT EXPOSURE TO TRAFFIC

Flinders Precinct offers excellent exposure to a high-volume of passing traffic with around 6,000 cars driving past daily on Anketell Road, and approximately 30,000 cars passing daily on Rockingham Road.

LOT PRICE AND AVAILABILITY

Lot	Address	Size (sqm)	Price (ex. GST)
Stage 3 Business Centre Use Lots – Suitable for cafés and other commercial services			
1009	McLaren Avenue	2,956	\$649,000
1010	Cnr McLaren Avenue and Armstrong Road	3,205	\$739,000
1031	Cnr McLaren Avenue and Armstrong Road	3,409	\$779,000
1067	McLaren Avenue	2,000	\$465,000
Stage 3 General and Light Industrial Lots			
1008	McLaren Avenue	6,393	\$1,254,000
1016	McLaren Avenue	4,181	\$888,000
1017	McLaren Avenue	4,260	\$888,000
1018	McLaren Avenue	4,262	\$889,000
1019	Cnr McLaren Avenue and Hendy Road	3,021	\$649,000
1020	McLaren Avenue	3,553	\$749,000
1021	McLaren Avenue	3,556	\$749,000
1022	Cnr McLaren Avenue and Armstrong Road	3,484	\$749,000
1033	McLaren Avenue	3,469	Under Offer
1034	McLaren Avenue	4,042	Under Offer
1035	McLaren Avenue	3,965	\$836,000
1036	Cnr McLaren Avenue and Conway Road	10,091	\$1,890,000
1037	Hoyle Road	6,002	Under Offer
Titled General and Light Industrial Lots			
1014	Armstrong Road	25,216	SOLD
1049	Armstrong Road	77,607	\$11,770,500
1068	Hoyle Road	8,689	\$1,600,000
1081	Hoyle Road	3,862	\$799,000
1082	Hoyle Road	3,870	\$799,000
1083	Hoyle Road	4,532	\$939,000
1084	Hoyle Road	4,532	\$939,000
1086	Carpentaria Link	12,237	\$2,318,000

TRUCK-FRIENDLY ROADS AND DESIGN

To help facilitate and streamline your business operations, Flinders Precinct has been designed to cater for the movement of Restricted Access Vehicles.

- Generously proportioned roads
- Oversized roundabouts
- Wide street parking
- Flow-through layouts
- Easy access to surrounding road network

JOIN OTHER BUSINESSES IN THE ESTATE

Flinders Precinct is already home to many successful businesses including:

- Southern Steel
- ATCO
- Downer



Aerial of Flinders Precinct showing available lots.



McLaren Avenue. Artist impression for illustrative purposes only.

FAST FACTS



5 MINS
to Kwinana
Freeway



9 MINS
to Australian
Marine Complex



FLEXIBLE LOT
sizes and configurations
from 2,000sqm to 7ha



TRUCK FRIENDLY
roads and design



28 MINS
to Fremantle Port



AVAILABLE FOR
immediate development




**LOTS FULLY
SERVICED**
with power, water, sewerage, gas
and access to the NBN network



34 MINS
to Perth
CBD



**EXCELLENT
EXPOSURE**
with over 30,000 vehicles on
Rockingham Road every day



**LOCATED HALF
WAY BETWEEN
ROCKINGHAM
AND FREMANTLE
IN THE HEART OF
THE WESTERN
TRADE COAST**



A UNIQUE OPPORTUNITY

SUBURBS TO LIVE IN

Anketell

Atwell

Banjup

Beeliar

Bibra Lake

Calista

Casuarina

Coogee

Coolbellup

Hamilton Hill

Hammond Park

Hope Valley

Jandakot

Kwinana Beach

Leda

Medina

Munster

Naval Base

North Coogee

North Lake

Orelia

Parmelia

Spearwood

Success

The Spectacles

Wandi

Wattleup

Wellard

CITY OF KWINANA

Flinders Precinct is located within the City of Kwinana, a unique community set among extensive native bushland and public open space. The City is currently undergoing rapid growth in population, investment and industrial expansion.

With a young population and thriving community, the City of Kwinana is home to a range of schools, catering to young families and nurturing a future society. A network of public transport, including two train stations, means Kwinana is easily accessible to those outside the area and is the ideal location for workers who need to commute to the CBD.

It also boasts a playground unlike any other, with the state-of-the-art \$5.2 million Kwinana Adventure Park which includes a fully-fenced play space, tree maze, splash pad, double flying fox, sand factory and junior play area, plus amenities such as toilets, showers, barbeques and picnic spaces. Other facilities of the City include a Zone Youth Space, Community Centres, Kwinana Recquatic, Kwinana Marketplace and many beautiful walking spots including the Kwinana Loop Trail. The City of Kwinana is surrounded by bushland, with ample natural lands, open spaces and wetlands to explore.

Cockburn and Kwinana are home to many communities who enjoy a beachside lifestyle along a stretch of pristine coastline.



Edge Skatepark, Kwinana



Walking Trails, Kwinana

Images courtesy of Town of Kwinana.



Cockburn Central Town Centre

CITY OF COCKBURN

The City of Cockburn is home to some of Western Australia's best wetlands, growing communities, and leisure and recreational activities.

The City is also home to coastal communities near protected beaches which offer residents a laid-back lifestyle and a range of leisure activities such as fishing, boating, kite-surfing, camping and hiking.

The City of Cockburn has many convenient facilities, including the Cockburn Health and Community Facility, 28 primary schools, eight secondary schools and the Cockburn Gateway Shopping Centre, providing easy access to everything residents could need.

The rapid growth of Cockburn as a population centre has led to the development of the Cockburn Central Town Centre, which has a vision to bring together retail, travel and employment opportunities for people of many diverse cultural backgrounds. In addition to the convenient Cockburn Central and Aubin Grove stations on the Mandurah train line, the Kwinana Freeway provides quick access to the Perth CBD.



Cockburn ARC



CALL NOW TO FIND OUT MORE

Don't miss your opportunity to secure a high-quality industrial lot in Flinders Precinct.

Warick Irving

0413 863 335

warick.irving@cbre.com.au

LANDCORP.COM.AU/FLINDERS

LEGEND
— High Wide Load Corridor
--- Railway

Indian Ocean

Fremantle Port

Australian Marine Complex

Proposed Outer Harbour

Kwinana Bulk Terminal
Kwinana Industrial Area
Rockingham Industry Zone

PERTH

Swan River

FREMANTLE

Tonkin Highway

Kwinana Freeway

LATITUDE 32

Rockingham Road

Anketell Road

FLINDERS PRECINCT
HOPE VALLEY

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