

**Now
Leasing!**


InterLink SQ



The only address for
logistics success.



INTERLINK GLOBAL LOGISTICS CENTRE

InterLinkSQ offers efficient access to domestic and international markets through modal choice including rail, road, sea and air.

InterLinkSQ is ideally situated as a major hub for freight moving between metropolitan centres including Brisbane, Melbourne, Sydney, Perth and Darwin as well as via the Port of Brisbane and Brisbane West Wellcamp Airport.



3km of frontage to the existing West Moreton rail line connecting to the Port of Brisbane as well as direct connection to the Inland Rail alignment



Strategically located at the junction of three major highways, the Gore, Warrego and New England, with connectivity to the Toowoomba Second Range Crossing.

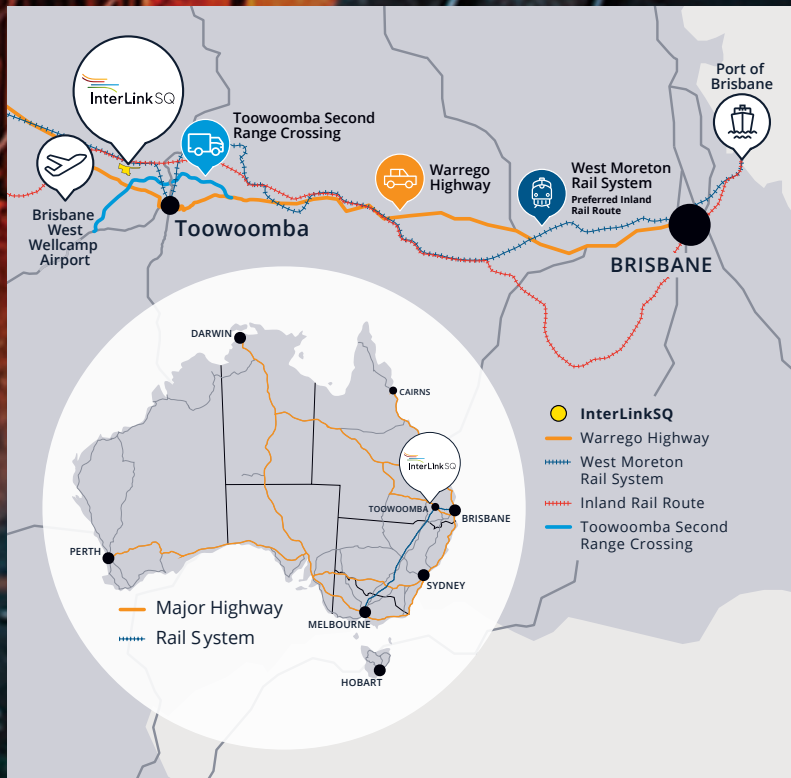


The Domestic and International Airport just 8km away.



InterLinkSQ is a master-planned, logistics, warehousing & industrial estate, strategically located in Southern Queensland, to maximise transportation & supply chain cost efficiencies.

InterLinkSQ at a glance:



LOCATION

- 200 hectares
- 13km west of Toowoomba
- Toowoomba Enterprise Hub

PLANNING

- Toowoomba Regional Council
- Charlton Wellcamp Local Area Plan
- 24/7 Operations with residential buffers
- Medium impact industry
- Intermodal, Transport & Warehousing

FEATURING

- Fully serviced lots including mains gas
- Flexible packages including turnkey or land-only options
- Capital city convenience at regional rates
- Access to some of Queensland's fastest growing regions
- Directly adjacent to the InterLink Global Logistics Centre

CONNECTIVITY

- As-of-right Type 1 Road Train access from the Warrego Highway
- Type 2 Road Train access within the precinct
- Junction of major road transport routes – Warrego, New England, Gore Highways
- Direct Road & Rail connection to the Port of Brisbane
- Access to the Toowoomba Second Range Crossing (due for completion 2019)

THE GLOBAL LOGISTICS CENTRE

- Rail Terminal Servicing:
 - IMEX Port Shuttle to Port of Brisbane
 - Regional Network
 - Interstate (standard-gauge) Network
- Capacity from 96,000TEU to 750,000TEU
- Reduced freight handling costs
- Direct wharf bookings



InterLink
GLOBAL LOGISTICS CENTRE

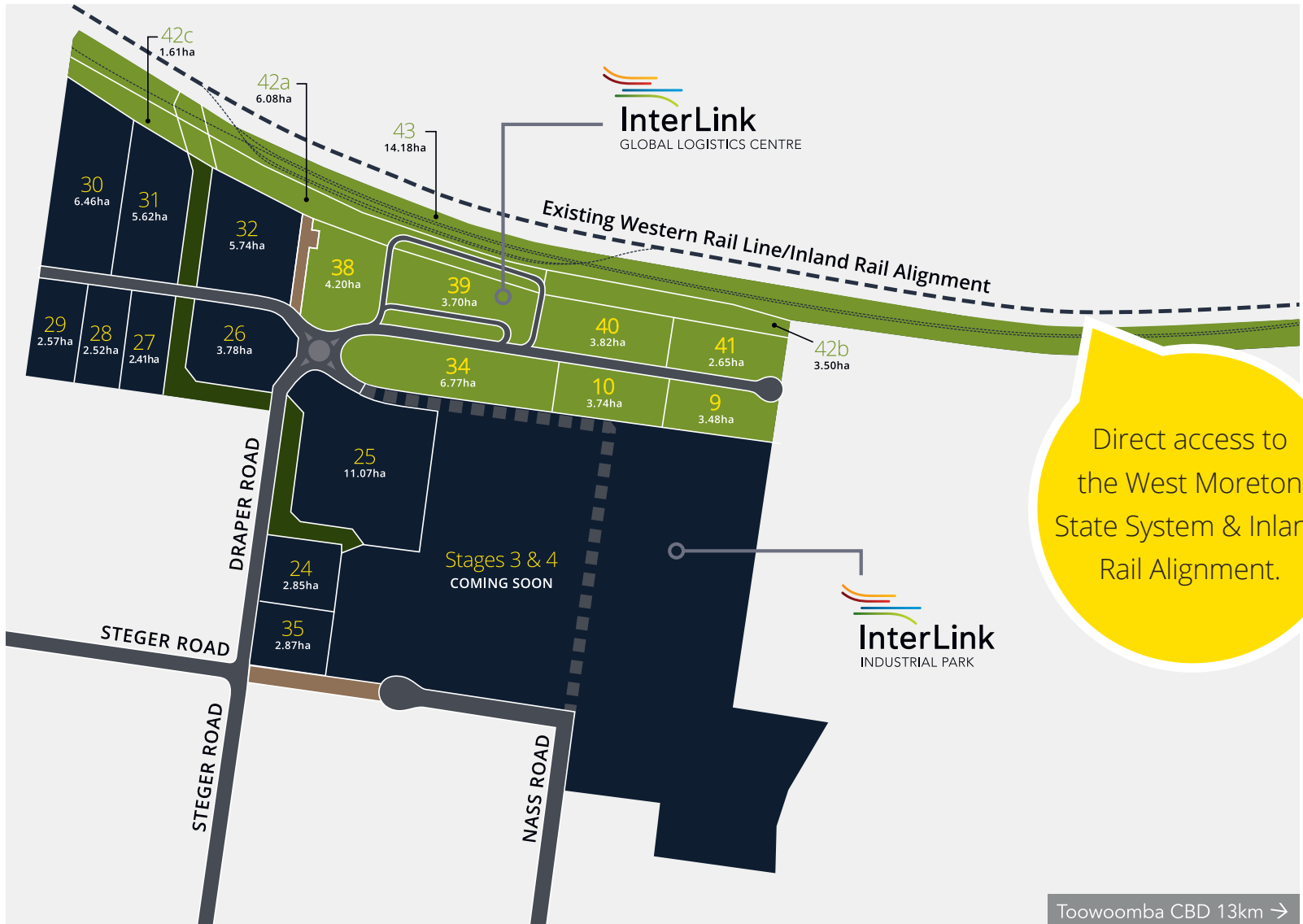
The InterLink Global Logistics Centre is an open access intermodal terminal linking rail, road, sea and air, incorporating grain and commodities storage, processing and loading facilities, rail maintenance and provisioning and a large container handling and storage area.

The InterLink Industrial Park is a master-planned, logistics, warehousing and industrial estate that is a centre for progressive companies focusing on the future of supply chain management, with intermodal connectivity through the InterLink Global Logistics Centre.

A major benefit for those situated within the InterLink Industrial Park is that the co-location of freight generating businesses creates a consolidated freight volume which drives efficiencies and cost competitiveness.

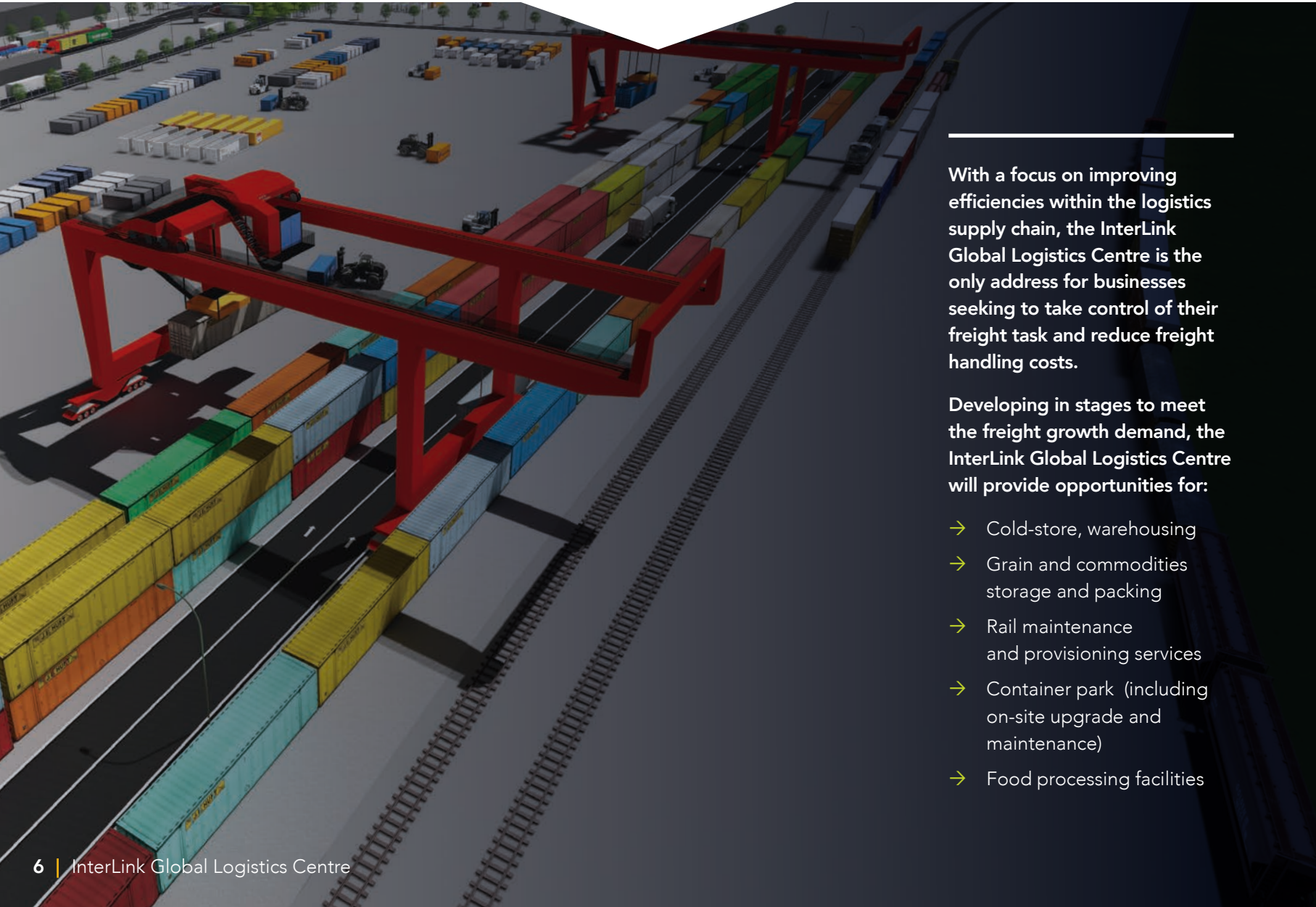
LOT	SIZE (ha)	SUGGESTED USE
42	6.08	→ Terminal loading / unloading & temporary container storage
39	3.70	→ Empty container park
38	4.20	→ Agriculture processing / packaging
34	6.77	→ Freight forwarding
10	3.74	→ Road Transport Operator / Freight forwarding
9	3.48	→ Road Transport Operator / Freight forwarding
40	3.82	→ Future terminal / container park expansion
41	3.49	→ Future terminal / container park expansion
37	3.34	→ Rail maintenance & provisioning

Site plan



Toowoomba CBD 13km →

InterLink Global Logistics Centre



With a focus on improving efficiencies within the logistics supply chain, the InterLink Global Logistics Centre is the only address for businesses seeking to take control of their freight task and reduce freight handling costs.

Developing in stages to meet the freight growth demand, the InterLink Global Logistics Centre will provide opportunities for:

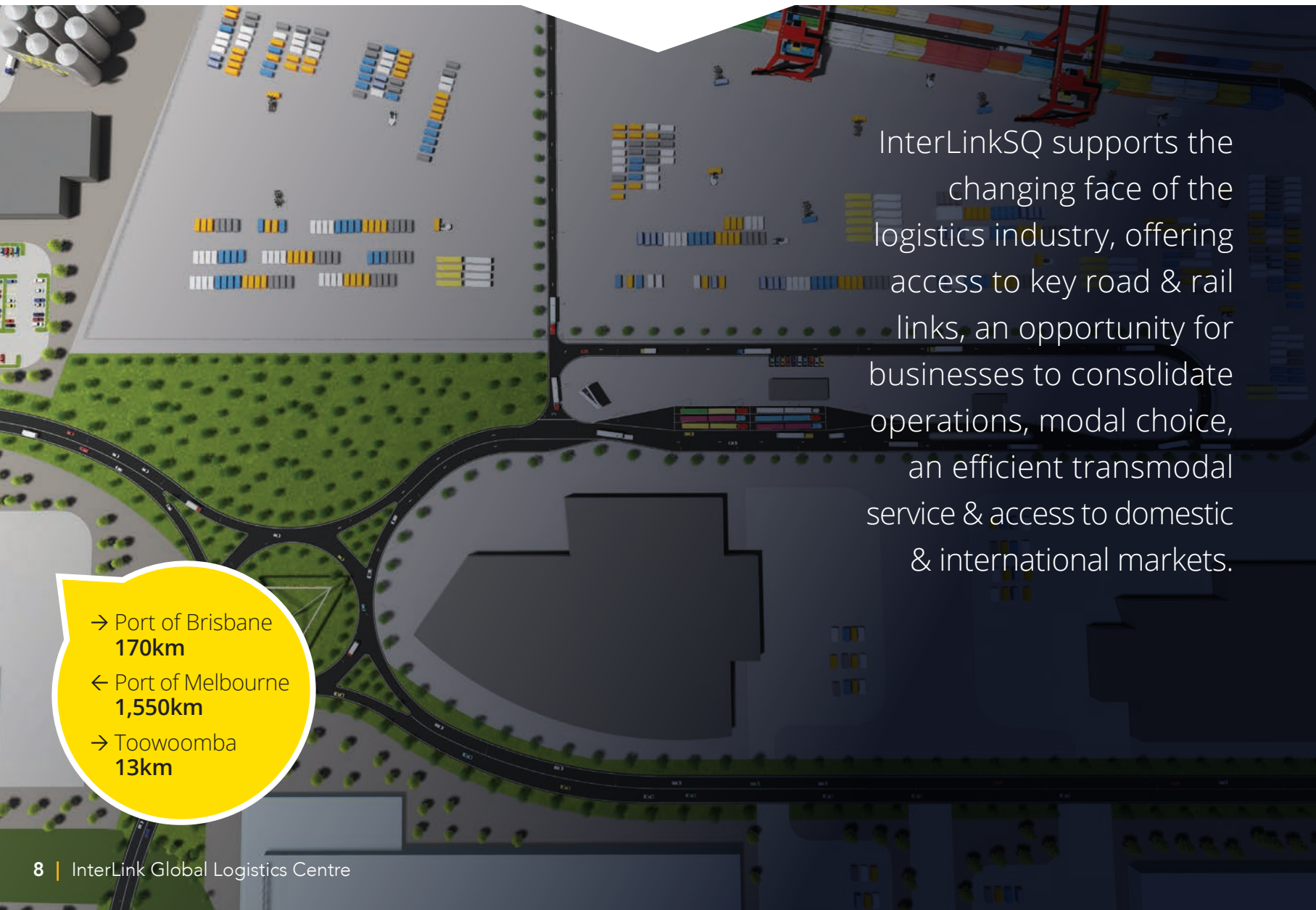
- Cold-store, warehousing
- Grain and commodities storage and packing
- Rail maintenance and provisioning services
- Container park (including on-site upgrade and maintenance)
- Food processing facilities

FREIGHT PRECINCT

- Public weighbridge (catering for up to 56.5m)
- 32ha of integrated warehousing
- Fully serviced lots including mains gas
- Flexible packages including turnkey or land-only options
- Direct internal road access to Rail Terminal
- Type 2 Road Train precinct access
- Potential for Private Rail Sidings

THE RAIL TERMINAL

- Open access
- Dual-gauge supporting services on the Queensland Regional Network and the standard-gauge Inter-state Network
- IMEX Port Shuttle services direct to Port of Brisbane
- Direct wharf bookings
- Integrated access to the surrounding freight precinct
- Bulk loading/unloading facilities
- Staged capacity growth from 96,000 - 750,000 TEU
- Able to receive up to 2400m trains without breaking
- Internal run-around
- Customs bonded facility
- Secure facilities



InterLinkSQ supports the changing face of the logistics industry, offering access to key road & rail links, an opportunity for businesses to consolidate operations, modal choice, an efficient transmodal service & access to domestic & international markets.

- Port of Brisbane
170km
- ← Port of Melbourne
1,550km
- Toowoomba
13km

Value offerings

Our strategic location close to rail, road and air connections offers you location advantages like no one else can.

WE OFFER:

- Transport cost savings up to \$7.50/ tonne and 60% reduction in truck kilometres for bulk grain transfers*
(*to the Port of Brisbane, APP Report 2016 - conditions apply)
- Turnkey packages or land-only options
- Dedicated rail freight terminal with IMEX, Regional & Interstate access
- Priority rail access
(conditions apply)
- Secure facilities (24/7)

The InterLinkSQ difference

Access to integrated business solutions including:

- Project Management Services
- Design Management
- Value Engineering
- Business Process Re-engineering
- Employment Support Services
- Industry Training Packages

Economic & Investor Incentives (conditions apply)

The location

Toowoomba's diverse offerings have always ensured the region is a powerhouse of the Queensland economy.

Its position as a strategic gateway over the Great Dividing Range unlocks access to the fertile agricultural and resource rich areas to the West as well as major land routes linking the States and Territories.

Toowoomba has long been known for its access to world-class education, health, cultural and sporting facilities and has a proven track record of providing stable, skilled workforce.

The Region is currently undergoing a major transformation with over \$2 billion of capital projects including the Toowoomba Second Range Crossing, QIC Grand Central redevelopment and Housing developments.



Images courtesy of the Toowoomba and Surat Basin Enterprise.

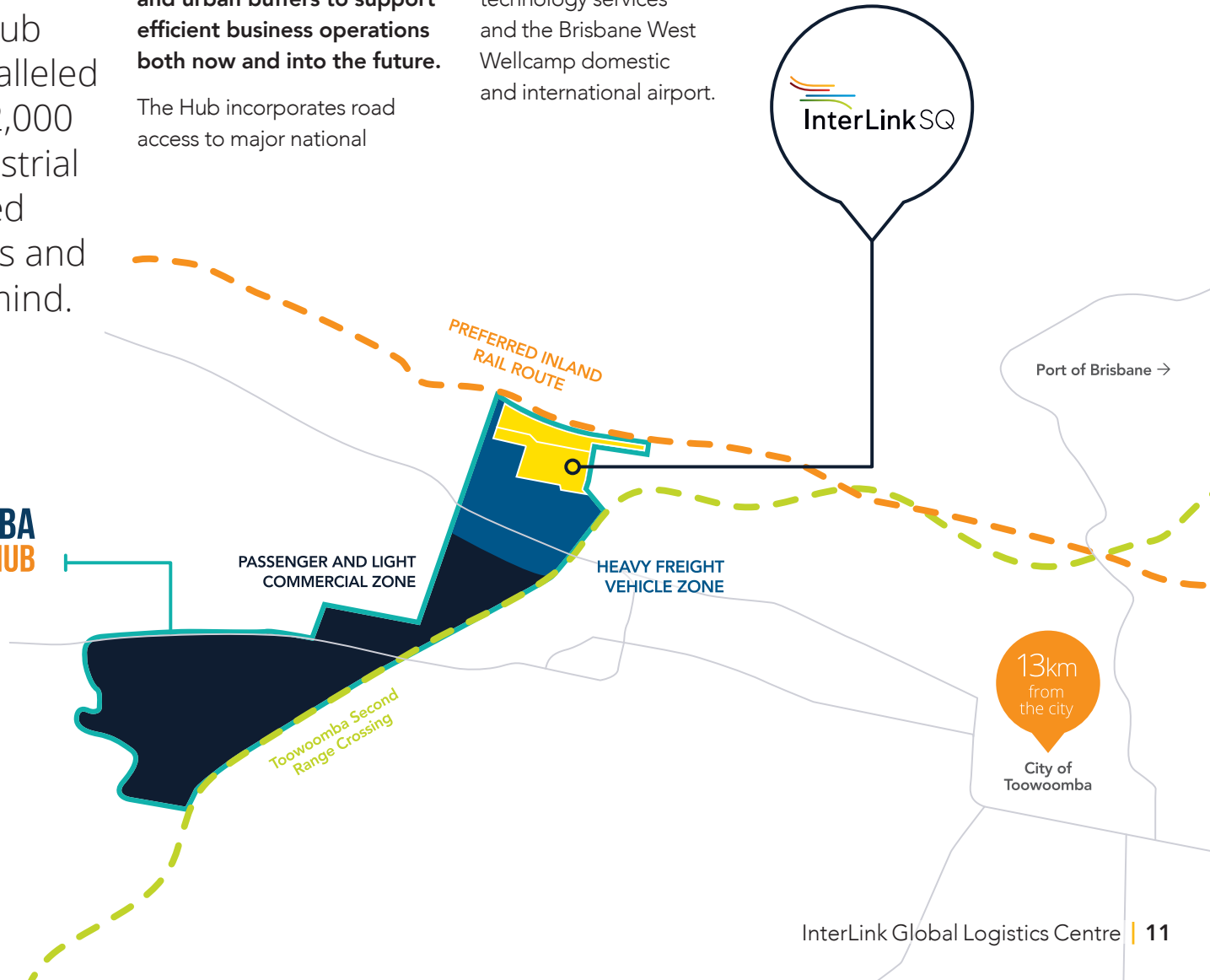
Toowoomba Enterprise Hub

The Toowoomba Enterprise Hub offers unparalleled access to a 2,000 hectare industrial park designed with business and industry in mind.

The Hub offers infrastructure, services, 24/7 operations and urban buffers to support efficient business operations both now and into the future.

The Hub incorporates road access to major national

highways, the InterLinkSQ rail and logistics precinct, technology services and the Brisbane West Wellcamp domestic and international airport.



Master-planned logistics,
warehousing & industrial estate.



P 07 4690 2521
PO Box 845, Toowoomba Qld 4350

www.interlinksq.com.au

Agent details

Dan Dwan

0418 799 792

Dan.Dwan@colliers.com

Troy Anderson

0418 197 210

Troy.Anderson@colliers.com



www.colliers.com.au