



# InterLink SQ



Sales & leasing opportunities  
now available

Tomorrow's logistics solutions today.



INTERLINK INDUSTRIAL PARK



**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.

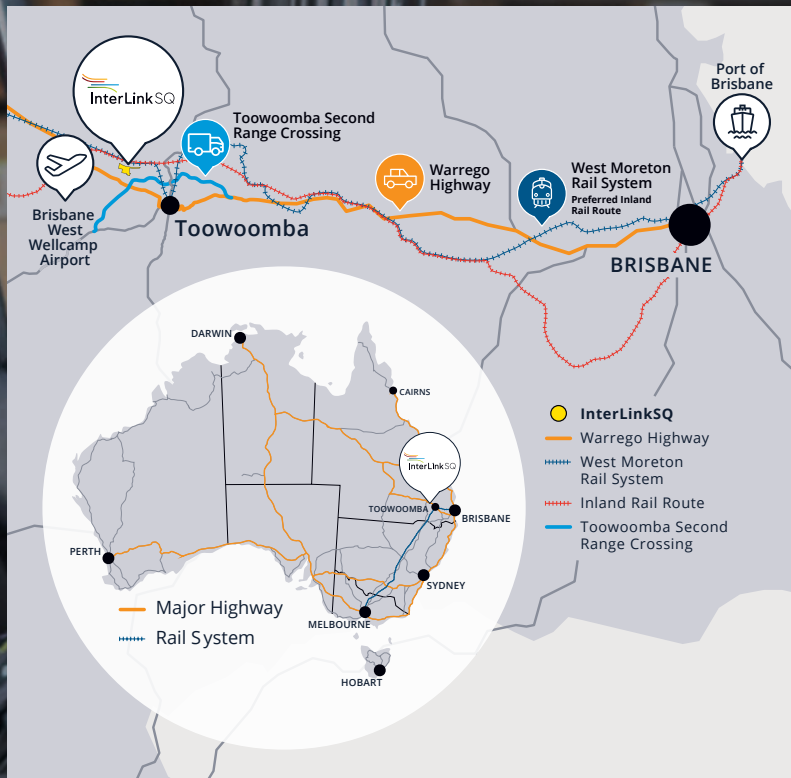


The Domestic and International Airport just 8km away.



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





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**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.



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**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.

# Site plan

Direct access to the West Moreton State System & Inland Rail Alignment.



LOT	SIZE (ha)
35	2.87
24	2.85
25	11.07
26	3.78
27	2.41
28	2.52
29	2.57
30	6.46
31	5.62
32	5.74

 Reserved for businesses requiring rail access.

# InterLink Industrial Park



**InterLinkSQ gives your business the best address in the Region to improve business profitability.**

Offering location advantages like no-one else can, the InterLink Industrial Park is strategically located and master-planned to provide transport and logistics efficiencies with major road, rail and air connections at your doorstep.

## KEY FEATURES

- Lot sizes offered from 2.4ha to 11ha
- Sale or lease options
- Medium impact industry zoning
- Zoned intermodal and medium impact industry
- 24/7 Operations
- Residential buffers
- Ability to construct over 12m high and 65,000m<sup>2</sup> under roof

## STANDARD OF BUILDING DESIGN



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



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### OPPORTUNITIES FOR

- General and cold-store warehousing
- Grain handling and packing
- Transport depots
- Freight forwarders
- Food processing facilities
- A range of support services

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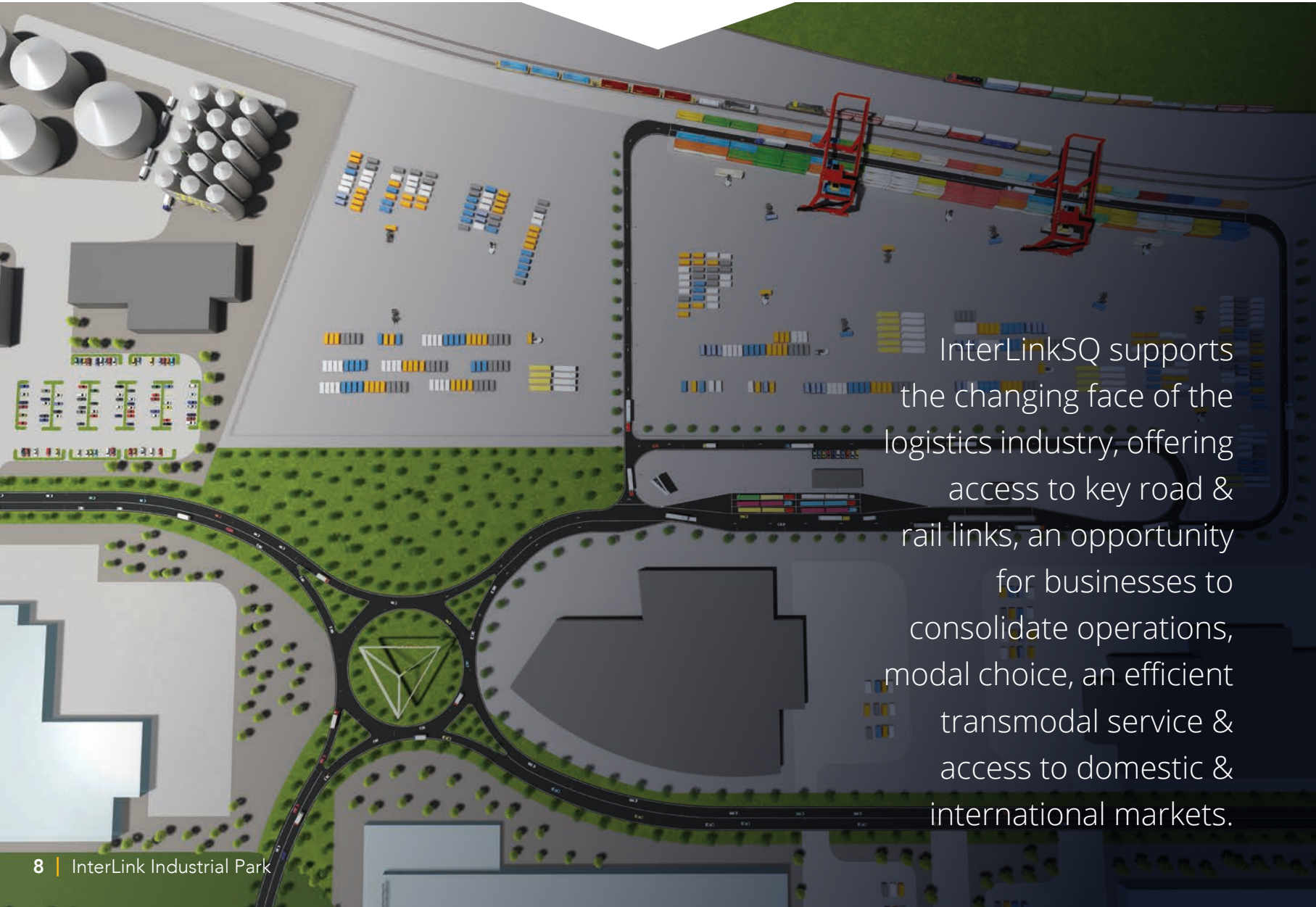
### OFFERING

- Functional site layout
- Integrated intermodal transport networks
- Transport efficiency gains
- Type 1 and 2 Road Train access within the InterLinkSQ precinct
- Designs and solutions tailored to your business requirements

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### FULLY SERVICED LOTS INCLUDING

- High speed internet and communications
- Up to 33kva electricity
- Potable water
- Sewerage
- Access to mains gas
- Stormwater connection
- No on-site stormwater detention increasing usable land area by 5%



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.



# 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

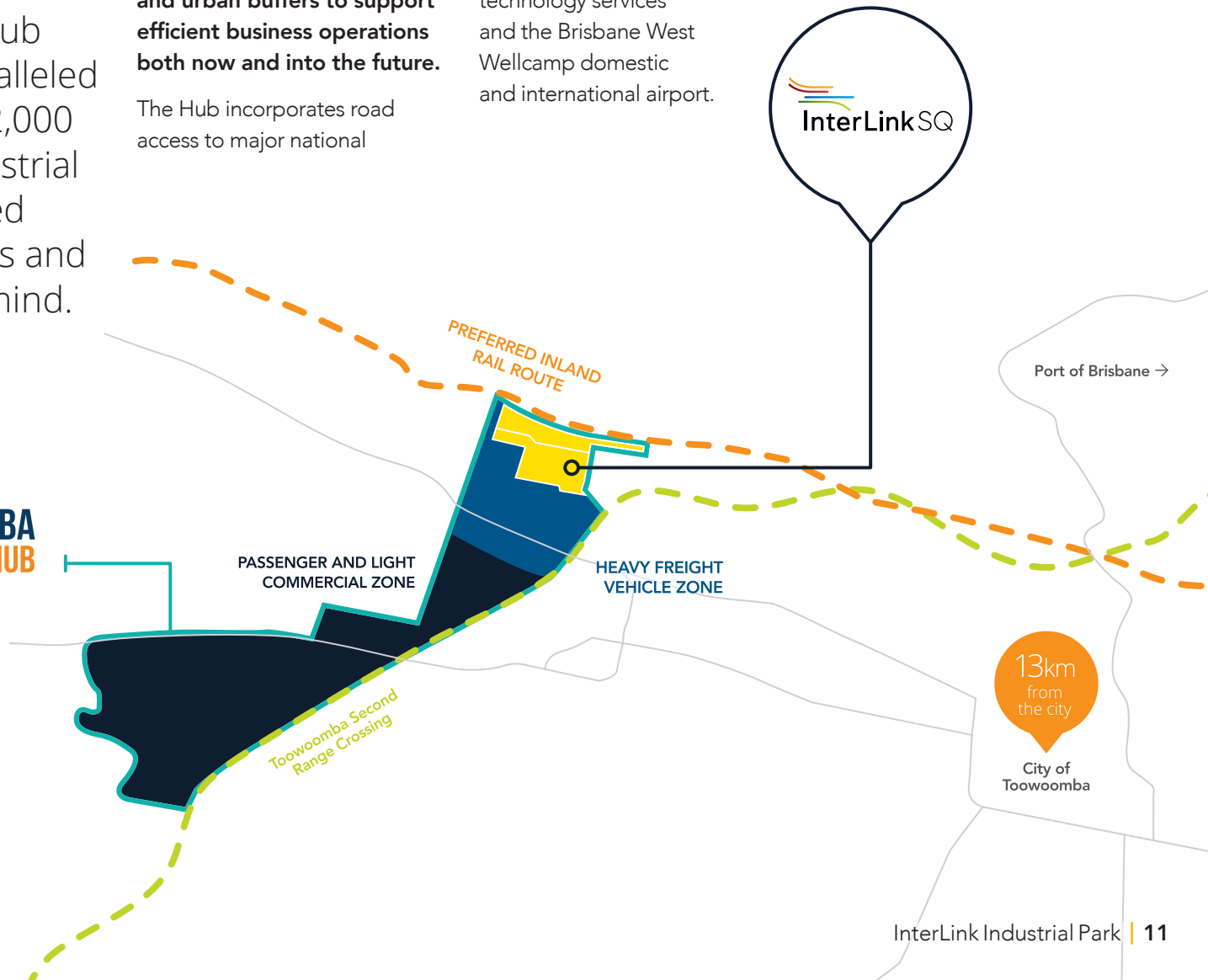


The Toowoomba Enterprise Hub offers unparalleled access to a 2,000 hectare industrial park designed with business and industry in mind.

**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.



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