

# SOLUS

INDUSTRIAL ∽ BYRON BAY







# A New Era for Industrial in Byron Bay.

294 Ewingsdale Rd, Byron Bay NSW

Solus Industrial Byron Bay offers a rare opportunity to be part of one of the last remaining land subdivisions in this iconic coastal region. With its 17 lots, prime location and vast development potential, Solus Industrial provides the opportunity for purchasers to contribute to the evolving landscape of Byron Bay.

Indicative Practical Completion Q1 2026

# Executive Summary.

ADDRESS	294 Ewingsdale Road, Byron Bay NSW
DESCRIPTION	Development Application has been submitted for 17 benched and serviced freehold industrial lots ranging from 1,447sqm to 12,893sqm with combined lots offering a total area of 45,285sqm. Solus Industrial Byron Bay will be accessed off Ewingsdale Road and serviced by a ring-road, with high urban and landscape design throughout. Street parking and footpaths will be included in the carriageway.
LOCATION	Positioned opposite the Byron Bay Arts & Industrial Precinct, a mere 1.5 kilometres from the Byron Bay Town Centre, 20 minute drive from Ballina Byron Gateway Airport, and 86 kilometres from the Gold Coast.
STATUS	Development Application Submitted March 2024
TIMING	Indicative Practical Completion Q1 2026
ZONING	IN2 – Light Industrial
BUILDING HEIGHT ALLOWANCE	9m above new ground level
LOCAL AUTHORITY	Byron Shire Council
INSPECTIONS	By Appointment
DUE DILIGENCE	Due diligence information is available upon request. An electronic data room has been assembled to assist with evaluation of the offerings.



# Features.



**17**  
Freehold Industrial  
Lots



**SIZES**  
1,447m<sup>2</sup> - 12,893m<sup>2</sup>  
Totaling: 45,285m<sup>2</sup>\*



**IN2**  
Light Industrial Zoning



**DIRECT ACCESS**  
& Exposure from  
Ewingsdale Rd



**TURNKEY**  
Solutions Available



**9M**  
Building Height



**ARTICULATED**  
Vehicle Accessible



**PROXIMITY**  
Close to M1, Ballina  
Airport & Byron Bay  
Town



**PUBLIC**  
Road Parking  
& Footpath



**DESIGN**  
High Urban &  
Landscape Design

# Offering Highlights.



## FLEXIBILITY

Solus Industrial Byron Bay presents a range of different sized, regular shaped lots to cater for a variety of purchaser types. Purchasers will also have the added benefits of being able to amalgamate lots for a more customised footprint, or working with the developer to deliver a turnkey solution.

## VERSATILE ZONING

Zoned IN2 Light Industrial which provides for a wide range of occupier and tenant uses, encouraging employment opportunities and community activation.



## HIGH URBAN & LANDSCAPE DESIGN

Solus Industrial Byron Bay will feature a high urban and landscape design throughout, integrating native vegetation to provide a superior level of amenity and space for comfort. Footpaths will also be included within the carriageway to facilitate pedestrian access, ensuring further convenience.

## FLOOD MITIGATION

The site will be filled as per the Development Control Plan (DCP) requirements to bring above the required flood levels.



## LAND CONSTRAINED

Industrial Land in Byron Bay is extremely constrained, with no vacant parcels in the Byron Bay Arts & Industrial Precinct and minimal vacancies for new development sites across the region.

## ROBUST MARKET FUNDAMENTALS

Historically low vacancy levels in conjunction with strong rental growth over the past 24 months provides robust and proven market fundamentals for future investors.



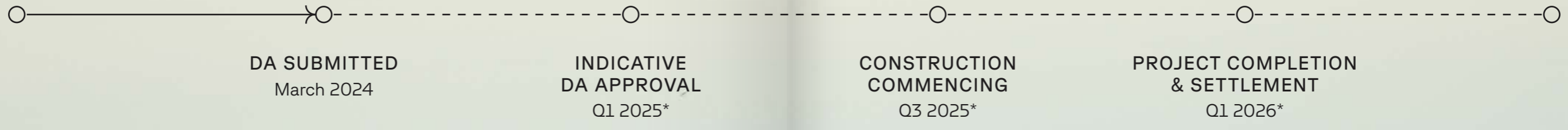
## TRANSPORT INFRASTRUCTURE

The Byron Bay precinct will benefit from \$100 billion in transport infrastructure projects either underway or in the pipeline in NSW across rail, road, airport, and port infrastructure.

## SUBSTANTIAL FRONTAGE/EXPOSURE

Ultimate development potential given the site's expansive 180 metre (approx.) street frontage and significant exposure to Ewingsdale Road, a busy main thoroughfare, located only 1.5 kilometres from Byron Bay town centre.

\*Source: Colliers 2023



# Subdivision Masterplan.

Enquire below for pricing, data room access and further information.

Sales Manager



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 THOMPSON brentont@hannas.com.au

Appointed Sales Agents



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 BENNETT jeremy@byronbaysales.com.au



SUBDIVISION MASTERPLAN SOLUS INDUSTRIAL







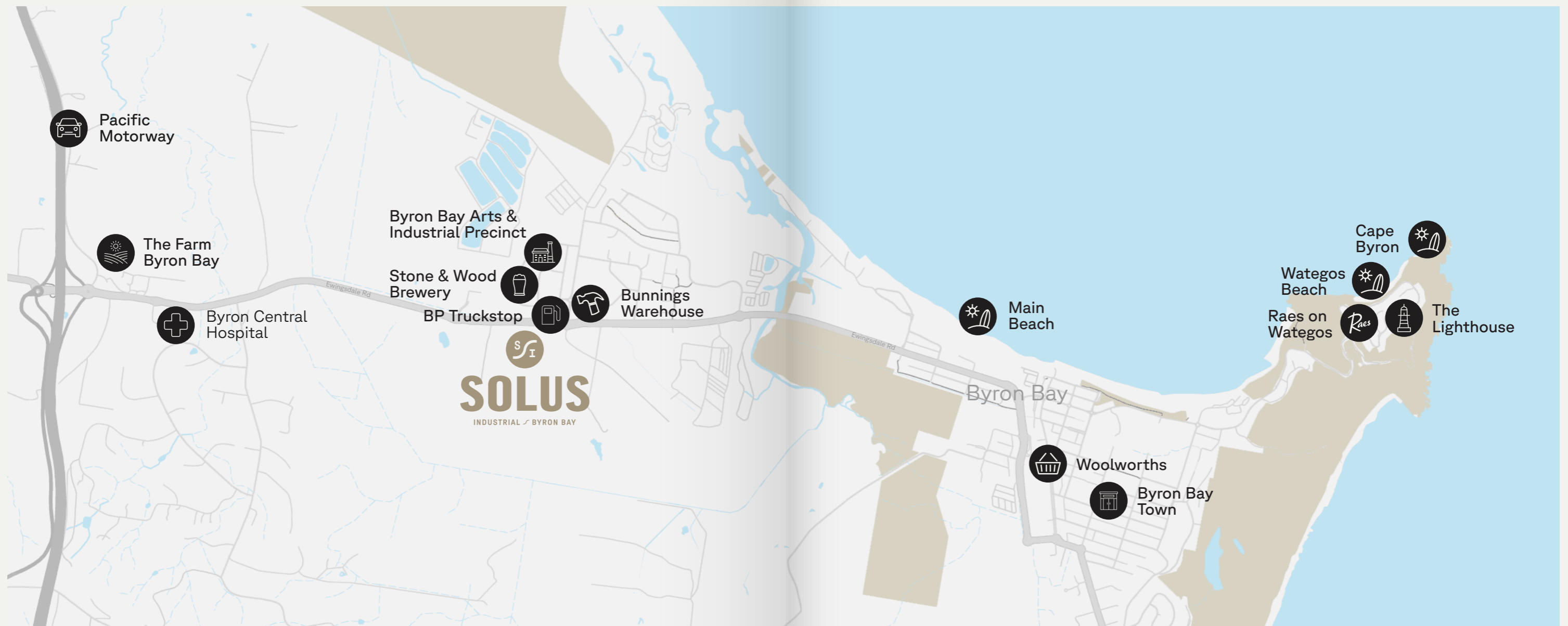
# The Location.

294 EWINGSDALE RD, BYRON BAY NSW

The property benefits from close proximity to the established Byron Bay Arts & Industrial Precinct, exposure and immediate access off Ewingsdale Road, and convenient access to surrounding amenity such as Bunnings Warehouse, Reece Plumbing, Stone & Wood Brewery, The Farm Byron Bay, Belongil Beach, local gyms, food and more.

It is located a mere 1.5km from Byron Bay Town, 20 minutes from Ballina Byron Gateway Airport, 3km to the M1 motorway and 86km from the Gold Coast.

Solus Industrial is a once in a generation opportunity to secure your industrial home within one of the nation's most iconic addresses. This is where you can effortlessly combine seamless connectivity to the Byron Bay region and Australia's East Coast with an eclectic community and idyllic lifestyle. This is a new era for industrial in Byron Bay.



# Surrounding Infrastructure & Businesses.

Byron Bay has secured significant public and private investments for strategic infrastructure projects and witnessed a notable increase in the industrial, residential and mixed-use properties. This has played a pivotal role in establishing it as a prominent regional economy. These investments cater to the evolving requirements of both local residents and visitors, thereby strengthening the region's economic resilience and enhancing overall standard of living.

## TRANSPORT

Byron Bay boasts diverse transportation, with buses linking surrounding areas such as Byron Shire and Suffolk Park via Ewingsdale Road and Jonson Street, and Byron Solar Train linking North Byron with Byron Town. The area is supported by a public road network, alongside pedestrian and cycle paths, which connect to the proposed 2.5 kilometres of dedicated paths and cycleways.

## M1 MOTORWAY



\*Source: Colliers 2023

## STONE & WOOD BREWERY



100 Centennial Cct, Byron Bay NSW. 350m.

## ARTERIAL MOTORWAYS

The Woolgoolga to Ballina Pacific Highway upgrade, concluded in 2020 at a cost of \$44.9 billion, along with the construction of the \$24 million Byron Bay Bypass, has notably enhanced Byron Bay's transportation infrastructure.

## BALLINA AIRPORT



Ballina Airport serves Ballina and the nearby town of Byron Bay, a 20 minute drive north. Ballina Airport handled 650,323 passengers between March 2022 and March 2023 making it the 16th busiest airport in Australia.

## INFRASTRUCTURE INVESTMENT

The \$300 million upgrade of Gold Coast Airport, finished in August 2022, has boosted capacity, offering more gate space and accommodating larger aircraft.

## HEALTHCARE

Byron Bay's main healthcare hub is Byron Central Hospital, supplemented by day surgeries and private health services in the CBD to meet residents' requirements.

## DEVELOPMENT

The sales and developments taking place around Solus Industrial point to a strong future for the precinct. With much of the activity in the surrounding sites occurring on previously underutilised or unused land, there is exciting potential as these new developments bring with it the community and lifestyle that has prevailed for so long in neighbouring commercial precincts like the Byron Bay Arts & Industrial Precinct.

## BUNNINGS WAREHOUSE



Bayshore Dr, Byron Bay NSW. 200m.

## BP TRUCKSTOP



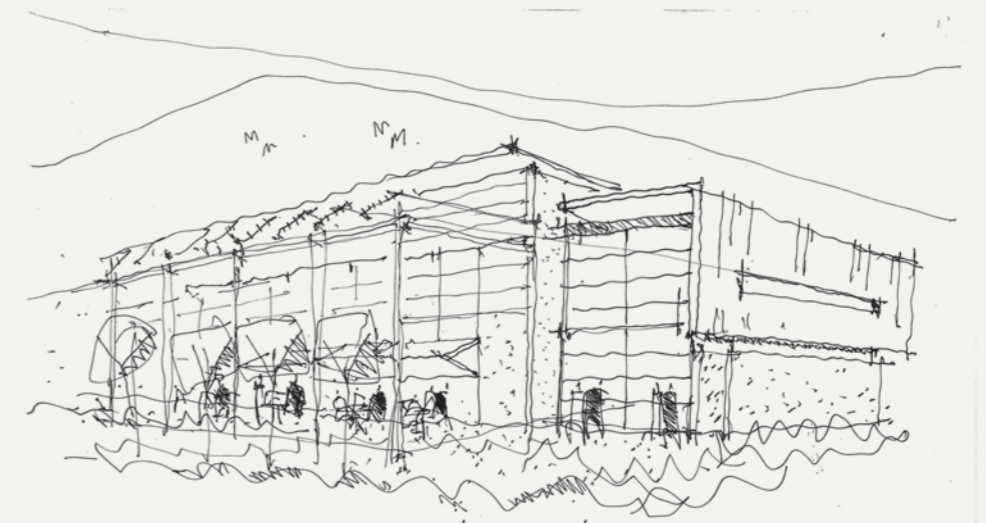
Corner of Ewingsdale Rd and Bayshore Dr, Byron Bay NSW. 200m.

Artist Interpretation of Potential Future Design of Lot 1



## Industrial Development Possibilities.

Solus Industrial Byron Bay presents a blank canvas for purchasers to be creative with their development potential. Developers have an opportunity to benefit from the strong strata market in Byron Bay and bring a variety of different product types to the precinct, while owner occupiers with constrained current warehouse facilities have the ability to create their own tailor-made premises to maximise their business capacity. The robust market fundamentals of Byron Bay also affords investors an opportunity to acquire extremely rare land in a precinct driven by growing industry and commerce, and constrained by a lack of warehousing opportunities. Turnkey solutions are also available to assist purchasers with the delivery of their projects.





Solus Industrial stands apart as a sensible and refreshing answer to the region's growing demand for a new industrial precinct. Create a purpose built facility for your business or develop an investment that embraces the dynamic nature of the Byron Bay's vibrant commercial industry.





# Market Overview.

The industrial sector in Byron Bay has experienced significant growth in recent years, propelled by limited supply and various key factors including population increase, e-commerce, and infrastructure enhancements. Additionally, overflow demand from the Gold Coast market has also contributed to a surge in industrial rents over the past 24 months. The scarcity of leasing opportunities has intensified competition among tenants for available space.

The Byron Bay suburb currently has around 7.2 hectares of industrial zoned land available, and of this 5.6 hectares are designated to Solus Industrial Byron Bay.



### STRONG LABOUR FORCE

Led by high levels of population growth and shifting business preferences, many industrial markets in regional centres have outperformed their respective capital cities. As such, this ensures that Solus Industrial will be an ideal destination for purchasers to operate in.



### RAPID MARKET GROWTH

Byron Bay stands out as one of Australia's rapidly expanding areas, experiencing considerable migration to the precinct since the onset of COVID-19, driving vibrant economic growth in the region.



### SCARCITY

A once in a generation industrial land subdivision totalling 45,285sqm within a world-renowned location, provides a blank canvas to generate multiple development outcomes.



### ECONOMY

Over the past decade, the Byron Bay economy has undergone significant evolution, shifting from a quiet coastal market to a vibrant regional center that has garnered international recognition for its flourishing tourism sector.

\*All figures are approximate only.



STONE & WOOD BREWERY



SOCIAL REMEDY



Byron Bay's industry is bustling with small businesses looking to make their mark, catering to both locals and sending their products worldwide. These operators have created a vibrant commercial hub in one of the nation's most iconic lifestyle destinations.

For decades, Byron Bay has curated a vibrant and eclectic hospitality and tourism industry. This has contributed to its international fame and record demand for both migration and investment, facilitating growth for many more years to come.

RAES ON WATEGOS



There are few Australian destinations that have the incomparable reputation and appeal of Byron Bay. Now is the time to secure your opportunity to be a part of its next development chapter.

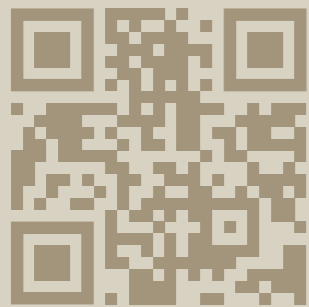


# The Developer.

Shaping tomorrow with you.

For over 35 years Hannas has been delivering innovative and landmark civil infrastructure and property development projects nationwide. Solus Industrial Byron Bay is the next chapter in a rich history of creating unique and lifestyle focused industrial developments that seamlessly integrate into the community.

## Find out more



[hannas.com.au](http://hannas.com.au)

P32 SOLUS INDUSTRIAL

BYRON BAY

294 EWINGSDALE RD, BYRON BAY NSW



DEVELOPER SOLUS INDUSTRIAL



# Our Projects.

## Bluestone Industrial Estate

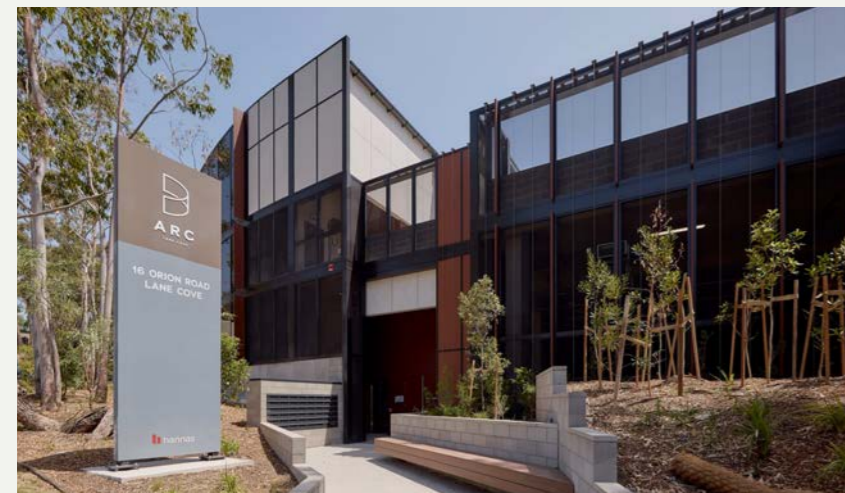
LOCATION Greystanes, NSW  
NSA 6,870m<sup>2</sup>  
ARCHITECTS Nettleton Tribe  
BUILDER EQ Constructions  
STATUS Project Complete



## Stream Northmead

LOCATION Northmead, NSW  
NSA 9,700m<sup>2</sup>  
ARCHITECTS Nettleton Tribe  
BUILDER TBC  
STATUS DA Submitted

[STREAMNORTHMEAD.COM](http://STREAMNORTHMEAD.COM)



## Arc Lane Cove

LOCATION Lane Cove West, NSW  
NSA 11,000m<sup>2</sup>  
ARCHITECTS SBA Architects  
BUILDER Pattersons Building Group  
STATUS Project Complete

[ARCLANECOVE.COM](http://ARCLANECOVE.COM)



## Rockwater Brookvale

LOCATION Brookvale, NSW  
NSA 6,870m<sup>2</sup>  
ARCHITECTS Rothelwman  
BUILDER TBC  
STATUS DA Approved,  
Early Works Commenced

[ROCKWATERBROOKVALE.COM](http://ROCKWATERBROOKVALE.COM)



S I  
17 LOT INDUSTRIAL  
LAND RELEASE

LOT PLAN INDICATIVE

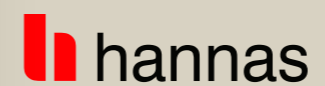
#### DUE DILIGENCE

To assist with the assessment of the opportunity, a Data Room has been established for the provision of due diligence information. Please reach out to the above contacts to arrange access.

#### INSPECTIONS

All inspections by potential purchasers and / or their consultants are to be arranged by prior appointment.

#### SALES MANAGER



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# SOLUS

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