

# STRATEGIC DARWIN INDUSTRIAL ZONED FREEHOLD LAND WITH DEEP WATER

Prime Darwin Harbour location with potential as a fuel storage facility and marine industries precinct



**Lot 11482 Town of Palmerston**  
(Freehold Land Area : 272.6 hectares)



# DEVELOPER'S OVERVIEW

**Strangways Developments Pty Ltd is the Northern Territory's largest private industrial land developer and the owner of 272.6 Hectares of strategic freehold industrial land situated on the Elrundie Peninsula in northern Australia.**

This strategic site at Lot 11482 is a major industrial land holding, close to the city of Palmerston, Darwin's East Arm Port and with rare deep water access into Darwin Harbour.

The 272.6 hectare freehold site holds unlimited potential as a fuel storage facility/Defence base, port and marine industries precinct.

Our current Wishart Business Precinct industrial estate on Kirkland Road forms the entrance to the Elrundie Peninsula land bank and proposed fuel storage facility/wharf and Defence marine industry site.







## LOCATION AND INFRASTRUCTURE

**Elrundie Peninsula is located close to Darwin CBD and directly adjacent to the satellite city of Palmerston, within striking distance of the East Arm Port, Oil & Gas Marine Supply Base, the Inpex Gas Plant, the proposed Northern Territory Government Ship Lift and the Darwin Rail Freight Terminal.**

The Elrundie Peninsula land with deep water access into Darwin Harbour would be the ideal location to establish a fuel storage facility that could service US and Australian Defence Forces and Customs & Border Force.

The site has potential access by major arterial road and deep water into Darwin Harbour. Additionally, the Darwin to Adelaide Railway Line runs along its property boundary, allowing for a possible 4.5 km rail spur to be constructed from the rail corridor to the proposed port and deep water at the tip of the peninsula freehold land. This deep water has -9 metres at low tide.

Lot 11482 Town of Palmerston is the largest freehold industrial zoned allotment in the Northern Territory.



## KEY POINTS

- 272.6 hectares of freehold land backing onto proposed port and deep water in Darwin Harbour
- Access to proposed deep water port at -9 metres
- 2x General industry zoned (GI) port arm corridors in place through mangroves
- Lessee or Operator of facility would have exclusive access to proposed port
- Ability to access and navigate the proposed port without dredging for a certain range of large vessels
- Land adjoins the Darwin to Adelaide Railway Line providing possibility of a 4.5km spur to proposed port
- Close to major infrastructure
- Close to capital city of Darwin
- Prime positioning as the northern gateway to Australia
- Easily secured as a Defence facility or base
- Possible uses could include: Fuel Storage Facility, Defence Base, Port, Marine Industries Precinct with Barge Landing







## CONTACT THE DEVELOPER

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