



777 Yaamba Road, PARKHURST, QLD 4702

Strategic Parkhurst Industrial Site Offering National-Scale Connectivity

Positioned on one of Central Queensland's most strategic commercial corridors, Lot 13, 777 Yaamba Road, Parkhurst offers a rare 2.32 hectare* High Impact Industry holding, anchored by blue-chip tenants JRT Group and national company Genus Plus Group. True High Impact zoning enables intensive, 24/7 industrial use, heavy vehicle movements, outdoor storage and high-activity operations-capability that is increasingly scarce this close to Rockhampton. With outstanding exposure to the Bruce Highway and direct connection to the new Rockhampton Ring Road, this property presents unmatched logistical advantages for state and national operators.

In addition to its strong national tenant presence, the property also offers exceptional scope for businesses seeking to establish their own operational base. The scale, layout and High Impact zoning provide long-term operational certainty and flexibility for intensive industrial users. The scale, layout and extensive onsite improvements make it ideally suited for an owner-operator wanting to leverage the site's prime highway exposure, heavy-vehicle capability and established infrastructure. Whether held as a secure investment or transitioned into a headquarters, depot or integrated service facility, the High Impact zoning supports intensive, long-term operations with minimal planning constraints, and the site provides outstanding flexibility for future business operations.

TYPE: For Sale

INTERNET ID: 111P1022

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

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Key Features:

- 23,000+ sqm of High Impact Industrial zoned land with prime Bruce Highway exposure
- Three standalone office complexes totalling 507 sqm, each with dedicated amenities

Building 4:

- 466* sqm of office + storage
- Full toilet facilities
- 1,000* sqm warehouse
- 170* sqm mezzanine

Building 5:

- 1,171* sqm Refurbished, purpose-built shed offering versatile storage and workspace ideal for plant, equipment, fabrication or bulk storage
- Purpose-built 500 sqm weighbridge area
- 845* sqm of bitumen carpark
- Excellent truck access and circulation
- Zoning that supports extended hours, heavy vehicle movements and high-activity industrial use
- Fully established national tenant presence enhancing investment security

The property features six prominent advertising silos, offering an exceptional signage opportunity with exposure to tens of thousands of passing vehicles each day. Their position and clear sightlines make them a powerful platform for brand visibility and high-impact marketing.

This site occupies a commanding position in Parkhurst, one of Rockhampton's fastest-growing industrial precincts.

- Direct access to the Bruce Highway – the backbone link between Brisbane, Gladstone, Mackay and Townsville
- Immediate connection to the new Rockhampton Ring Road, currently under construction, ensuring seamless heavy-vehicle flow and reduced congestion
- Short distance to:
 - Rockhampton CBD – 10 minutes
 - Rockhampton Airport – 15 minutes
 - Gracemere Industrial Area – 20 minutes
 - Port of Gladstone – approx. 1.5 hours

This centralised position offers unmatched statewide and national reach, with Rockhampton sitting almost exactly halfway between Brisbane and Townsville-making it ideal for logistics, energy, civil construction, utilities and transport operators. As industrial land supply tightens and High Impact zoning becomes increasingly difficult to secure, this property presents a future-proof opportunity for owner-occupiers and investors alike. As the Parkhurst industrial precinct continues to expand on the back of

major mining and infrastructure investment, this property presents a rare opportunity for an owner-occupier to step into a fully established, high-exposure operational base with significant future capability. With its scale, exposure and true High Impact zoning, Lot 13 stands apart as one of the region's most versatile industrial offerings, ready to elevate the scale, efficiency and profile of your operations.

*Approximately

- Land Area 2.32 hectares
- Commercial Type:
- Building Area: 3,943.00 square metres
- Zoning: High Impact Industrial









Parkhurst Layout - LOT 12
Revision T Future (15.10.25)
Scale 1:500



