



# Airport Junction

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Adelaide's new economic powerhouse, designed for the future of freight and logistics





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# Adelaide's new hub for growth, unlocking the most sought after and exclusive destination for cargo and freight businesses.

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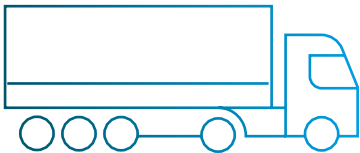
A logistics precinct that is built for the new economy, providing scalable solutions for businesses looking to access South Australia's premier transport interchange, Adelaide Airport.





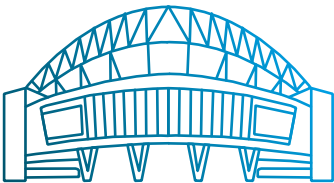
Strategic  
Location

With seamless access to Adelaide’s freight network, Airport Junction is perfectly located to offer unmatched efficiencies for businesses.



B-Double road access to North-South Connector

As part of the development works, a new B Double loaded roadway will be delivered, **connecting the precinct directly to Adelaide’s future North-South Corridor**, via Richmond Road. This access provides new unlocked efficiencies for road freight networks.



6km to the Adelaide CBD

Conveniently situated only 6km from the Adelaide CBD, this precinct offers easy access to Adelaide’s expanding workforce, with **proximity to crucial public transport and road networks**. The central location provides outstanding work-life opportunities for your workforce.



Runway to Road

The precinct will seamlessly integrate with airside freight services. Dedicated road access allows for air freight to enter the precinct directly from the terminal in under 4 minutes. This efficiency means the **crucial link connecting air freight to your facility couldn’t be easier**.



11km to  
Adelaide Freight  
Terminal (AFT)



13km to  
Port Adelaide



23km to  
Flinders Adelaide  
Container Terminal



34km to  
Edinburgh Parks



2.5km to  
South Road (A2)



9km to  
Augusta Hwy (A1)



11km to  
South Eastern  
Freeway (M1)



18km to  
Sturt Hwy (A20)





 Adelaide  
CBD

 South Rd

Richmond Rd

**FedEx**  
completed 2023  
59,000 sqm

**DHL**  
completed 2023  
20,000 sqm

**Airport  
Junction**  
27 Hectares



# A landmark opportunity is now available for businesses to secure space within Airport Junction.

Adelaide Airport Ltd (AAL) is inviting businesses interested in establishing a presence within Airport Junction to submit expressions of interest. These opportunities extend from full turn-key development of tenant specific premises, project managed by AAL to long-term ground leases.

Airport Junction is a prime precinct for businesses seeking a strategic location, positioned alongside industry leaders like DHL and FEDEX.

AAL has a clear vision to further activate Airport Junction with freight and logistics companies, making the precinct an attractive location for businesses looking to create supply chain efficiencies and form part of a vibrant commercial community.



Sites ranging from 1-10 hectares available



Adelaide Airport Ltd will develop to your requirements



Adelaide Airport Ltd develop, build and manage. End to end service.



Ground lease options available to developers



Lots available from FY25



Site preparation commencing from 2024



2050 Vision

Bluescope

Future Development

Airport  
Junction

DHL

FedEx

Join a like-minded  
community collectively  
powering Australia's  
supply chain.



Future Development



# Adelaide Airport Limited

Adelaide Airport Limited (AAL) is the Leaseholder and Operator of Adelaide Airport, Australia's fifth largest airport and the gateway to South Australia. Owned by five major Australian superannuation companies, AAL's financial strength and backing is substantial.

Adelaide Airport remains one of the most sought after landholdings in South Australia, presenting an unmatched location just 6km from the CBD and with direct access to key supply networks.

## Development Record

AAL has implemented a proactive approach to our development strategy, which has unlocked extraordinary opportunities for development across the airport.

Building momentum from the successful Terminal Expansion development (\$167m) and the recent Mitsubishi HQ, AAL has established itself as a seasoned developer. With a proven track record of delivering excellence, AAL is poised to shape South Australia through delivering strategic projects that will elevate Adelaide's growing economy and contribute significantly to the State's future.

## Partnership with AAL

As operators of Adelaide Airport until 2097, AAL has the unique ability to take a long-term approach to development partnerships. This involves devising adaptable solutions for partners and tenants, fostering enduring relationships and providing financial security.

200ha

Developable land holding across AAL portfolio

99 years

Lease term from the Commonwealth to AAL to operate Adelaide Airport

\$1.5b

Air freight value handled through Adelaide Airport

25ha

Land leased by AAL in past five years

11 developments

Completed at Adelaide Airport in past five years - approx 23ha

# Adelaide Airport Limited: A trusted development partner backed by Australia's leading investors.



50.5%  
UniSuper LTD

15.3%  
Igneo Infrastructure Partners

15.1%  
FM Investors

15%  
HostPlus

4.1%  
Perron



# Be part of Adelaide's most exclusive freight and logistics community at Airport Junction.

Adelaide Airport Ltd's (AAL) purpose is to proudly connect and shape South Australia.

Part of executing this purpose is the delivery of strategic projects that will significantly change the landscape of the airport. Our strong focus on development, coupled with a 200 hectare land bank, has placed AAL in an extraordinary position to elevate Adelaide's growing economy and contribute significantly to South Australia's future growth.

AAL has been the custodian of Adelaide Airport since May 1998. Our long-term commitment to the airport and its occupants results in not only a reliable and committed partner, it also enables AAL to offer a unique end-to-end development solution. From the commencement of negotiations and design through to construction, fitout, handover and ongoing property management, AAL will be a consistent partner. Post completion, throughout the tenant's occupation, AAL's property team will continue to provide an unmatched level of collaboration and stability.

Adelaide Airport is already the proud home to more than 300 companies, including major enterprises such as Mitsubishi, FEDEX, DHL, Bunzl and Australian Clinical Labs. Partner with us and explore the opportunities for your business to prosper.

**Everyone's favourite airport.  
Seamless. Connected. Easy.**



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The document contains maps, plans and graphic representations of future developments which are not currently part of Adelaide Airport. These are provided as a guidance only strictly for marketing purposes. All development opportunities are subject to formal legal agreements, design and planning approvals. All legal agreements are based on AAL's standard terms. Information in this document is current as at 1st February 2024 and is subject to change.