



# Catalyst Park

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South Australia's premier industrial destination for businesses pioneering the technology and ideas of tomorrow.





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# Adelaide Airport's Catalyst Park is an industrial precinct designed for businesses leading the way in developing tomorrow's technology

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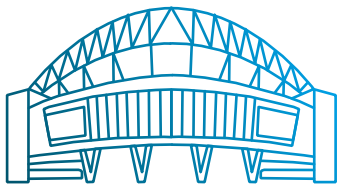
With state-of-the-art infrastructure, cutting-edge facilities, and a vibrant ecosystem of industry, we aim to inspire and empower the next generation of pioneers to reach new heights in Space, Energy, Health, Defence, and Digital Technology.





Strategic  
Location

Located in the heart of  
Adelaide, Catalyst Park  
seamlessly connects  
businesses to South  
Australia’s thriving  
knowledge and  
innovation economies



6km to the Adelaide CBD

Strategically 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 also provides outstanding work-life opportunities for your workforce.



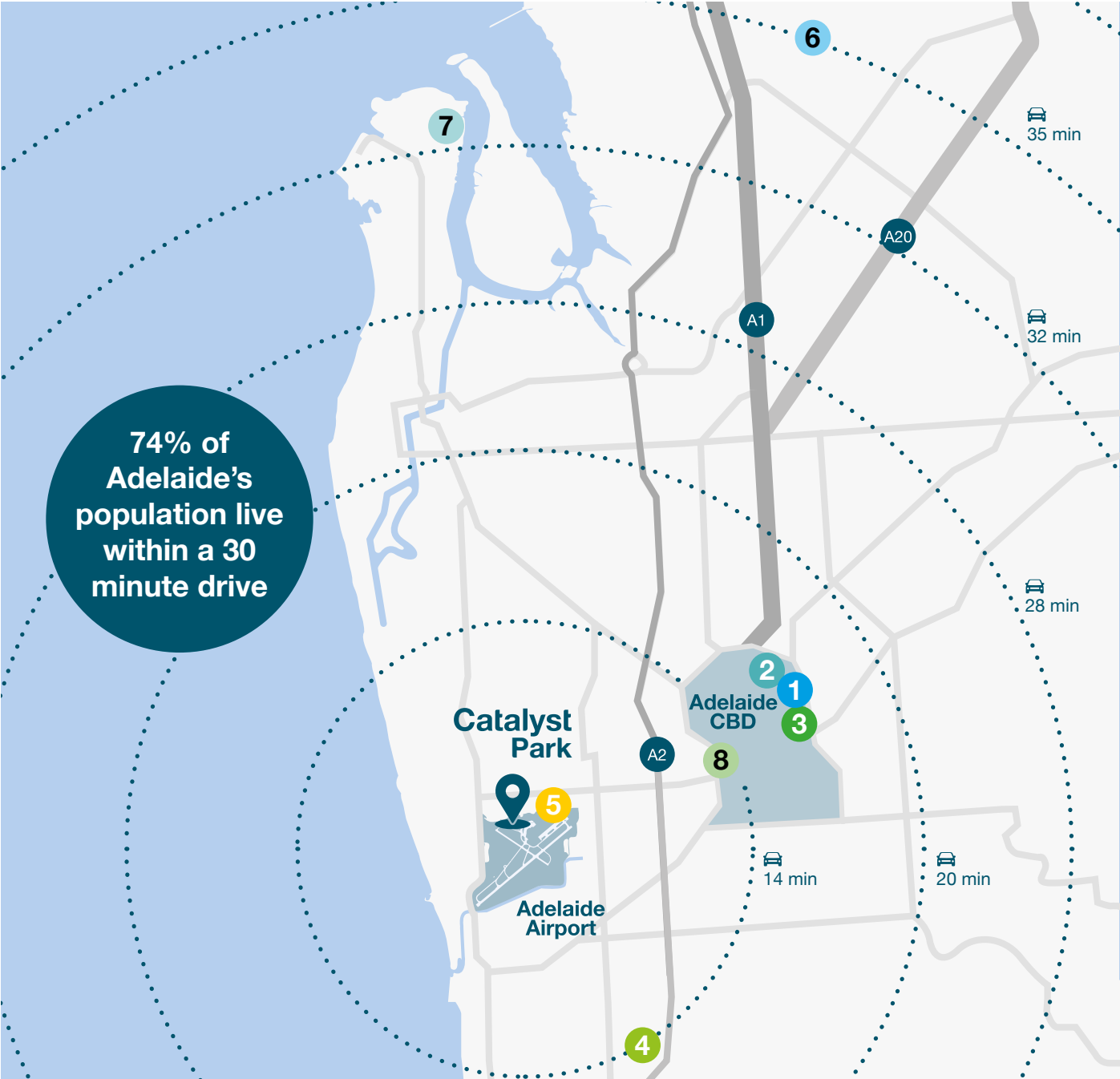
1.4km to Adelaide Airport terminal

Conveniently located less than 5 minutes drive from Adelaide Airport, the precinct provides seamless **Domestic and International connections**.



World Class Universities within 8km of site

The site presents easy access to world class Adelaide based Universities, including UniSA, University of Adelaide and Flinders University. **All have major campuses and research facilities** located just a short distance from the site.



- 1 Lot Fourteen**  
Global innovation precinct and home of the Australian Space Agency
- 2 UniSA East Campus**  
Major Australian university with over 37,000 students
- 3 University of Adelaide**  
Public research university ranked within the top 100 global universities
- 4 Tonsley Innovation District**  
Premier high-value manufacturing and innovation precinct
- 5 West Six**  
Future office campus, designed for the future of work, located at Adelaide Airport.
- 6 Edinburgh Precinct**  
National Defence research, intelligence surveillance, and reconnaissance hub
- 7 Osborne Naval Shipyard**  
Primary defence shipbuilding and design facility
- 8 Adelaide Biomed City**  
\$3.8b health, research, and education precinct



Adelaide  
CBD

A2

South Rd

Marion Road

Sir Donald Bradman Dr

Catalyst  
Park

Tapleys Hill Rd




# A landmark opportunity is now available for businesses to secure space within Catalyst Park at Adelaide Airport

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

Catalyst Park is a hub for businesses seeking efficient supply chains and tapping into South Australia’s growing knowledge-based workforce.


Adelaide Airport has a clear vision to further activate the precinct with prominent technology companies.






**Premium Land Offerings**

Land offerings available now range from 0.8 to 2.2ha across the precinct.




**Tailored Development Options**

Adelaide Airport can work to your requirements, ensuring any development is fit for purpose.




**End to End Service**

Adelaide Airport can develop, build and manage to any requirement. Providing a complete end to end service.




**Ground Lease Options**

Long-term ground lease options are available to developers.



**Thriving Business Community**

Catalyst Park is an established business precinct, with key core tenants across a range of industry sectors.



**Lots Available Now**

Lots are available for development now.



Join a like-minded  
community developing  
the technology for  
tomorrow



**ThermoFisher**  
SCIENTIFIC

AUSTRALIAN  
**Clinicalabs**





# 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 2007, 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

140 +

Commercial Tenants at 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%  
IFM Investors

15%  
HostPlus

4.1%  
Perron





# Elevate your business brand and join Adelaide Airport's thriving commercial community at Catalyst Park

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.**



**Jamie Sangster**  
EGM - Property

P 08 8308 9219  
E [jsangster@aal.com.au](mailto:jsangster@aal.com.au)



**Shimon Spina**  
Head of Property Development

M 0479 123 753  
E [sspina@aal.com.au](mailto:sspina@aal.com.au)



**Paul Sawyer**  
Development Manager

M 0422 294 051  
E [psawyer@aal.com.au](mailto:psawyer@aal.com.au)





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