



The Hive

South Australia's new home for
economic development, where
businesses take flight.



**The Hive is
South Australia's
premier
integrated
business hub,
located in
the heart of
Adelaide offering
diverse land
opportunities for
businesses to
grow and thrive.**

With direct connections to South Australia's supply chains and B-Double connection to Adelaide Airport's freight and logistic precinct, Airport Junction, The Hive will become a hub of economic activity connecting local businesses to international audiences.



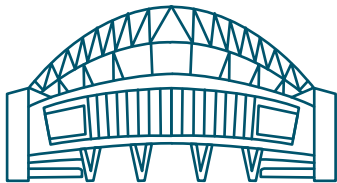
Strategic
Location

Located on Adelaide's fringe, The Hive's commercial neighbourhood connects tenants with unmatched supply chain efficiencies.



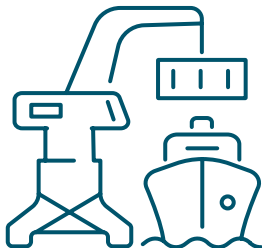
B-Double road access to North-South Connector via Airport Junction

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



7km to the Adelaide CBD

Conveniently situated only 7km 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.



Centrally located to Adelaide's key supply networks

The Hive is perfectly located to access South Australia's strategic freight hubs, with convenient connections to sea, air and land freight terminals across Adelaide.



3km to
Harbour Town
Shopping Centre



11km to
Adelaide Freight
Terminal (AFT)



13km to
Port Adelaide



23km to
Flinders Adelaide
Container Terminal



2.5km to
South Road (A2)



9km to
Augusta Hwy (A1)



11km to
South Eastern
Freeway (M1)



18km to
Sturt Hwy (A20)



Adelaide
CBD

North/South Motorway (M2)

South Road

Richmond Rd

New Connector Rd

Adelaide
Airport

The Hive
80 Hectares

James Melrose Rd

Warren Ave

Tapleys Hill Rd

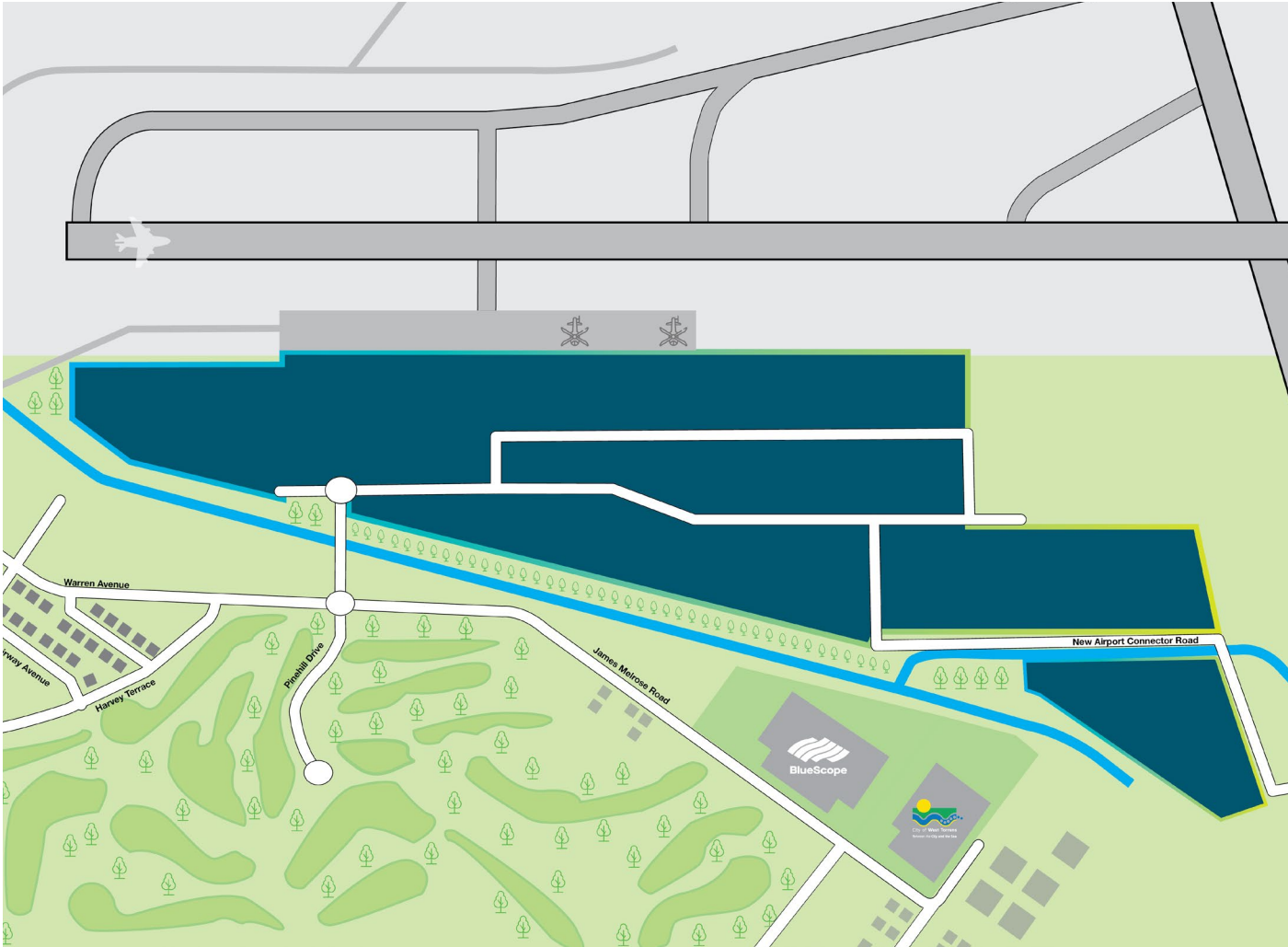
To Port Adelaide


A landmark opportunity is now available for businesses to locate within The Hive at Adelaide Airport

Adelaide Airport is inviting businesses interested in establishing a presence within The Hive 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.

The Hive is a prime precinct for businesses seeking a strategic location, positioned alongside industry leaders such as Bluescope.


Adelaide Airport has a clear vision to further activate the precinct with forward thinking businesses across all sectors, looking to form part of a vibrant and diverse commercial neighbourhood.






Tailored Development Options

Adelaide Airport will partner with you to develop to your exact requirements.




Premium Land Offerings

Land offerings range from 10-30ha across the precinct with priority locations available for discussion today.




End to End Service

Adelaide Airport can develop, build and manage, providing a complete end to end service.




Long Term Relationship

Adelaide Airport Ltd proudly holds a 99-year lease on the airport land, guaranteeing a strong and enduring partnership for the long term.



Lots Available from FY2027

Land and development opportunities at The Hive are available from FY2027.



Site Preparation from FY2026

Key site preparation and infrastructure works commencing FY2026.

An aerial photograph of an airport terminal and its surrounding infrastructure. The terminal is a large, modern building with a white roof and glass facade, situated on the right side of the image. To the left of the terminal is a large, paved apron area with several aircraft parked. Further left is a long, low building with a grey roof, likely a hangar or maintenance facility. The airport is surrounded by green fields and a residential area in the background. The text "Accelerate your growth and join South Australia's most diverse business community, at The Hive." is overlaid on the bottom left of the image in a blue and green font.

Accelerate your
growth and join South
Australia's most diverse
business community, at
The Hive.

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

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

Join Adelaide's most connected commercial community and watch your business take flight.

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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