



# 7 Butler Boulevard

Join Adelaide's premier industrial destination for businesses pioneering the technology and ideas of tomorrow.

Catalyst  
Park





An artistic rendering of a large, modern industrial building with a dark, vertically-ribbed facade. The word "SIGNAGE" is prominently displayed in large, white, sans-serif capital letters on the upper left portion of the building's side. The building is situated behind a landscaped area with several green trees and shrubs. In the foreground, a paved road curves around the building, with a silver car parked on the left and a person standing on a sidewalk. A black metal fence runs along the right side of the building. In the background, a white semi-truck is visible on a road. The sky is blue with scattered white clouds. A horizontal bar with a gradient from blue to green to yellow is positioned above the text on the right.

**SIGNAGE**

**Position your business for growth at 7 Butler Boulevard, a premium office warehouse facility at Catalyst Park, Adelaide Airport. This contemporary industrial space delivers all the advantages of a traditional logistics hub with the rare convenience of being just 7km from Adelaide's CBD.**

**With its strategic location and modern design, 7 Butler Boulevard is built for businesses ready to streamline operations and stay connected to South Australia's vibrant commercial heart.**



# Centrally located to help your business fly;

## Catalyst Park seamlessly connects businesses to South Australia's thriving knowledge and innovation economies

Located just 7 km west of Adelaide's CBD, Catalyst Park offers a prime central position with seamless access to key economic hubs across Greater Adelaide. With direct links to South Australia's major supply networks, this strategic location delivers unmatched operational efficiency.

All this, combined with the convenience and amenity of an urban environment, makes Catalyst Park the ideal base for forward-thinking businesses ready to grow, move faster, and stay better connected.

### 7km

#### Drive to Adelaide's CBD

Conveniently located just 7km from the Adelaide CBD, Catalyst Park provides excellent access to the city's growing workforce.

### 10mins

#### To North South Connector

A short drive to Adelaide's major arterial road, Catalyst Park provides direct and easy access for your teams to get to and from the office.

### 8km

#### To World Class Universities

The site presents easy access to world class Adelaide based Universities, University of Adelaide and Flinders University.

### 11km

#### To Adelaide Freight Terminal

Just a short drive to access Adelaide's key freight hub, the Adelaide Freight Terminal.

### 80%

#### Of Adelaide's population live within 30 mins

Adelaide Airport's central location provides businesses with access to a large and growing workforce, thanks to the city's expanding population.

### \$1.2b

#### Defence industry within 30 mins

Catalyst Park is positioned central to South Australia's growing defence industry, with quick access to the State's four major defence precincts.



11km to  
Adelaide Freight  
Terminal (AFT)

2km to  
Marion Rd (A14)

13km to  
Port Adelaide

3km to  
South Rd (A2)

23km to  
Osborne Naval  
Shipyard

9km to  
Augusta Hwy (A1)

34km to  
Edinburgh

11km to  
South Eastern  
Freeway (M1)



Adelaide CBD

South Road (A2)

Marion Road

Sir Donald Bradman Drive

CATALYST PARK

7 Butler Boulevard

Tapleys Hill Road









5,900m<sup>2</sup> Net Lettable Area Available

5,900m<sup>2</sup>

Tenancies Available Ranging from 840m<sup>2</sup> to 3,600m<sup>2</sup>

840m<sup>2</sup>-3,600m<sup>2</sup>

2,000m<sup>2</sup> of Shared Secured Hardstand Access

2,000m<sup>2</sup> +

65 Car Parking Spaces Available

65









Welcome to Catalyst Park;  
Designed for businesses  
leading the way in  
developing tomorrow's  
technology

# With tenants across a range of industry sectors, Catalyst Park is already a thriving business community

Catalyst Park is Adelaide Airport's premier industrial precinct, featuring state-of-the-art infrastructure, advanced facilities, and a thriving community of innovators.

Our vision is to inspire and support the next generation of pioneers across key industries including Space, Energy, Health, Defence, and Digital Technology.

With some of Australia's fastest-growing companies, like Fleet Space Technologies, Catalyst Park is set for an exciting future.



Tailored  
Designed  
Solutions

With design development of this office warehouse facility underway Adelaide airport can tailor the interior design to suit a variety of requirements.



Thriving  
Business  
Community

Catalyst Park is an established business precinct, with tenants across life sciences, space, geotech, tourism and logistics.



An Expanding  
Vibrant Precinct

With a wave of recent leasing transactions the precinct is set to welcome a new generation of forward thinking occupiers from late 2026.



Lot size & location indicative only



# Business in South Australia; a State on the move, driven by a thriving innovation economy

South Australia boasts a booming tech scene, robust defence sector, and thriving renewable energy industry, which is underpinned by a highly skilled workforce and world-class research institutions. The South Australian Government has played a key role in this growth by centralising the State's Innovation Ecosystem and promoting valuable knowledge transfer and collaboration across various industries.

In addition to its strong business ecosystem, South Australia offers exceptional liveability for its residents, with its capital, Adelaide, regularly ranked among the world's most liveable cities. Combining a supportive government, robust economy, and vibrant cultural scene, South Australia is not just a place to do business but a place to thrive.



## World's Most Liveable Cities

Adelaide is ranked amongst the world's most liveable cities - The Economist's 2024 Global Liveability Index



## Fastest Growing Economy

According to CommSec, South Australia leads the nation on real economic growth, up 8.4% on decade average.



## World Renowned Universities

South Australia is home to 2 renowned universities which are repeatedly and firmly in the top 2 per cent of universities globally



## Artificial Intelligence Innovation Hub

Australian Institute for Machine Learning (AIML) of the University of Adelaide, is internationally regarded for its computer vision research



## 347% Startup Ecosystem Growth

South Australia's startup ecosystem has grown by 347% with estimated value of \$1.56B since 2020



## Built In Adelaide

Australia's new fleet of SSN-AUKUS nuclear-powered submarines will be built in Adelaide







**World class amenity at  
Adelaide Airport;  
Hospitality on your  
doorstep, with exclusive  
offers and deals for your  
workforce to enjoy**



### Tenant Rewards Program

Adelaide Airport offers tenants access to its exclusive Tenant Reward Program, designed specifically for the local airport community. This program provides a range of special discounts and benefits—from priority access to childcare facilities to exclusive offers on new Mitsubishi vehicles. It's all about making life easier for your staff and helping them enjoy being part of the airport environment.

### Guardian Childcare

Located in West Six is Guardian Child Care. From the most nurturing of nursery rooms to their leading two-year preschool program – Guardian are the leading centre in the area with exclusive offers and opportunities for Adelaide Airport tenants.

### 30+ Restaurants, Bars and Cafes

Adelaide Airport offers a diverse range of hospitality options, including bars, restaurants, and cafés just steps away. Featuring a blend of Adelaide's most iconic local brands and popular international names, there's something to suit every taste.

### Atura Hotel

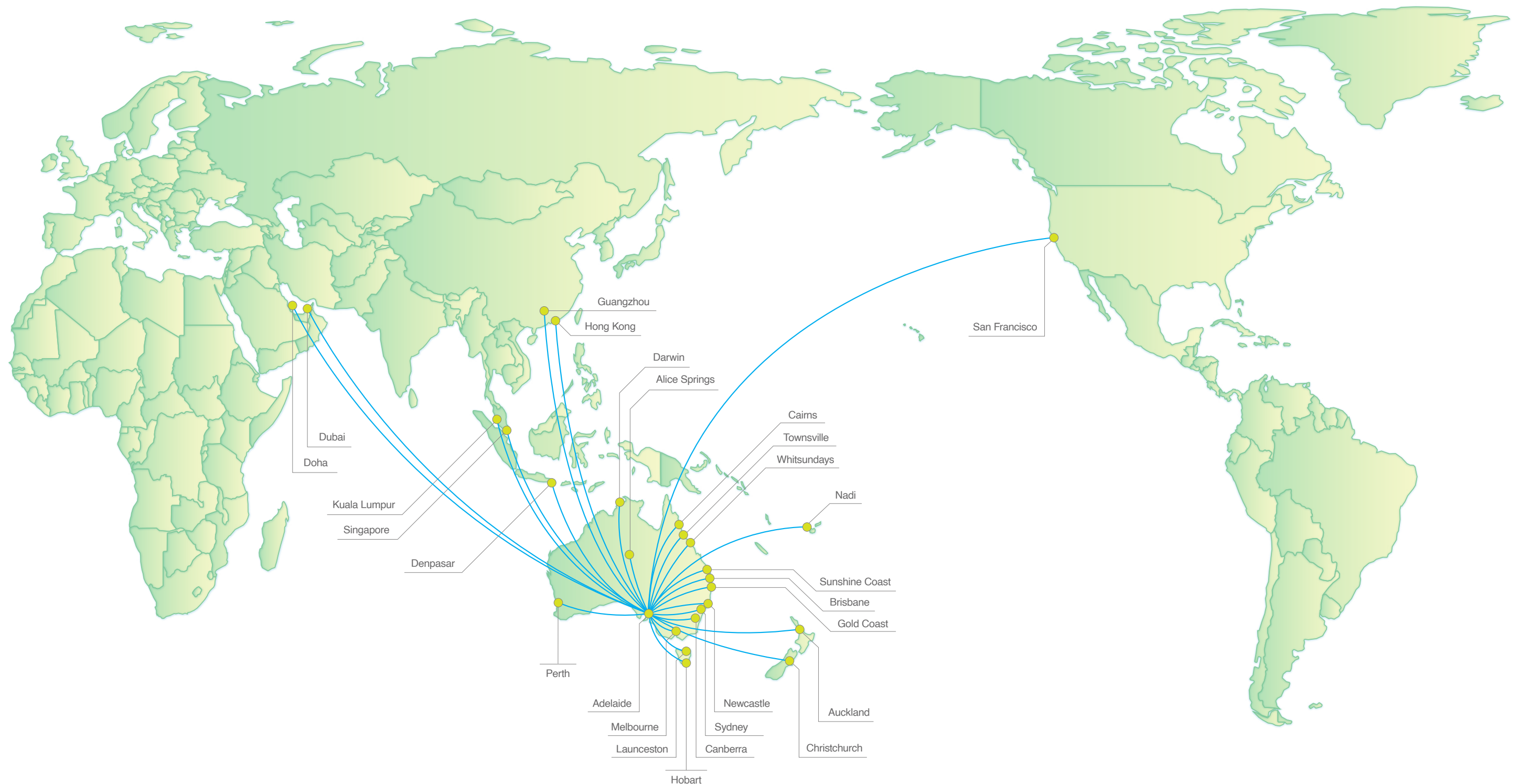
The 4-Star Atura Hotel is situated adjacent the Catalyst Park precinct and offers business and leisure travellers the ultimate in comfort and convenience. Award winning, Atura Hotel is the perfect spot for your colleagues or clients when visiting town.

### Harbour Town Shopping Centre

Just three minutes from Catalyst Park, is Harbour Town Shopping Centre home to the biggest fashion brands and outlets. With over 110 stores, the centre is Adelaide's largest outdoor outlet destination.



**Connect your business to a global audience;**  
**Adelaide Airport's expanding airline network helps you connect**  
**to 36 countries around the world.**





# 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 Fleet Space Technologies 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 the AAL portfolio

2097

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

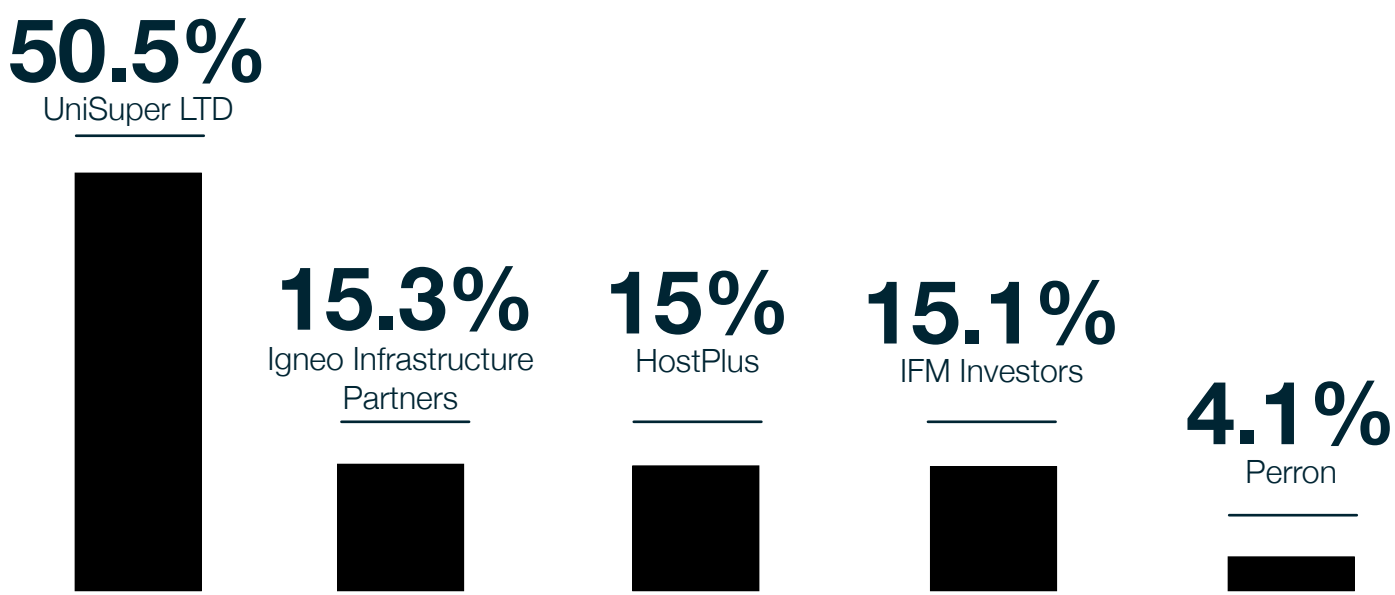
Completed at Adelaide Airport in past five years - approx 23ha

# Adelaide Airport Limited.

## A trusted development partner backed by Australia's leading investors



### Shareholders





# Join South Australia's fastest growing business community at **Adelaide Airport**





# 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 140 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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