

115-119 Quanda
Road, Coolum
Beach QLD

Brand-New Modern Warehouses
Available for Sale & Lease



belle
PROPERTY | COMMERCIAL



Executive summary.

Address: 115-119 Quanda Road, Coolum Beach QLD 4573

Description: This new Coolum Beach development offers modern warehouses with mezzanine layouts, high-clearance access, three-phase power, quality amenities and a flexible caretaker's unit.

Lot & RP: L8 SP239513

Council: Sunshine Coast Council

Site Area: 241sqm - 285sqm

Sale Price Guide: From \$795,000 + GST

Lease Price Guide: \$180 per sqm + outgoings

Parking: 2 allocated car spaces per unit

Zoning: High Impact Industry Zone

High-quality industrial spaces for sale & lease in Coolum Beach.

Located in the heart of Coolum Beach's thriving industrial precinct, this brand-new development offers a rare opportunity to secure high-quality warehouse space in one of the Sunshine Coast's most sought-after industrial hubs. Designed with modern business needs in mind, the property combines functionality, flexibility and convenience, making it ideal for both owner-occupiers and investors seeking a foothold in a tightly held location.

The warehouses feature generous layouts with practical mezzanine designs, high-clearance roller doors, three-phase power and quality amenities, creating spaces that are ready to support a wide range of industrial and commercial operations. Also included within the development is a spacious caretaker's unit, offering further flexibility and value to prospective purchasers.

The Coolum Beach Industrial Estate has long been recognised as a premier location for industrial activity on the northern Sunshine Coast. Positioned off Quanda Road with direct connectivity to the Sunshine Motorway, it provides unrivalled accessibility for large-scale transport movements, including B-doubles and semi-trailers. With 24/7 permitted operations, generous building heights and tolerance for activities involving noise, dust and emissions, the estate supports a broad spectrum of businesses. High-capacity services, including power, water and NBN-ready infrastructure, further reinforce its reputation as a future-focused industrial hub.

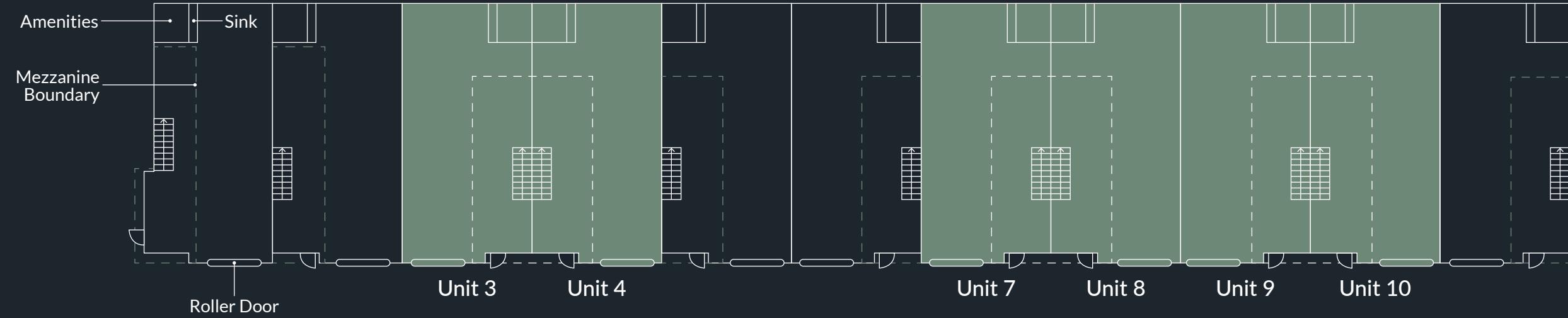
Disclaimer: All information provided is approximate. Image depicts site prior to completion.



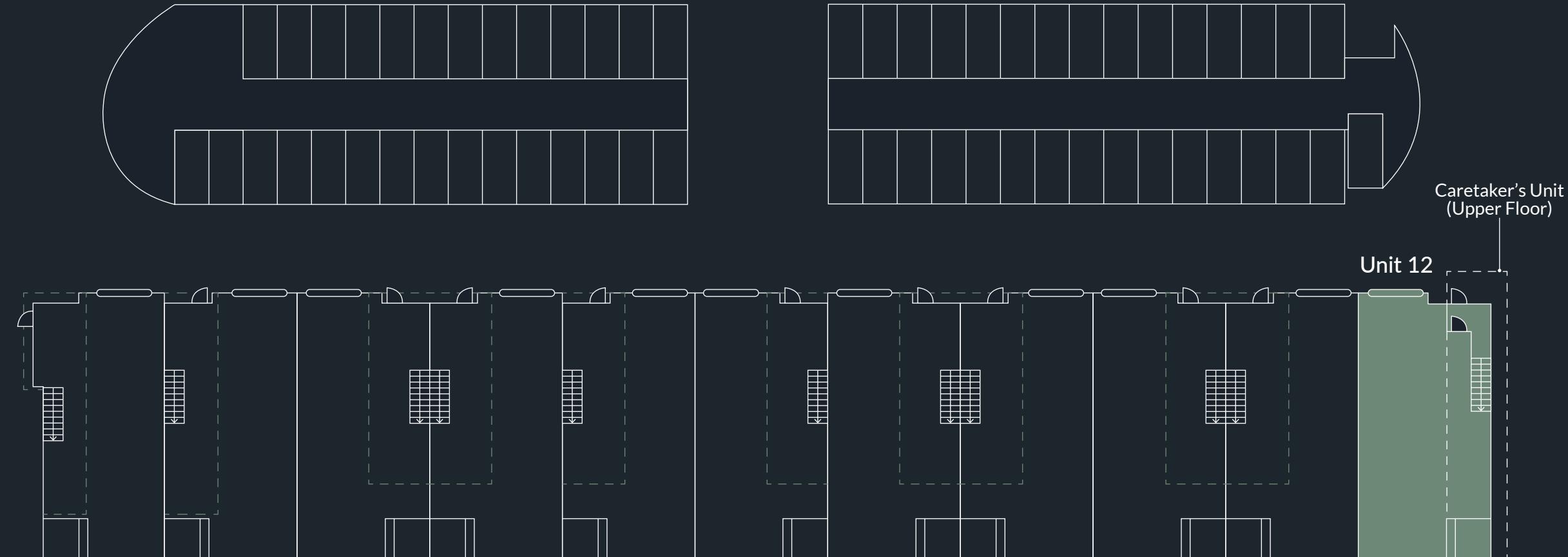


Key features.

- Brand-new warehouses in the heart of Coolum Beach's industrial hub.
- Generous layouts with ground floor and mezzanine space.
- Electronic high-clearance roller doors for efficient access.
- Three-phase power to support industrial operations.
- Each unit fitted with bathroom and kitchenette facilities.
- Two dedicated car parks allocated per warehouse.



Site plan.



Disclaimer: All information provided is approximate, including but not limited to sizes, dimensions and measurements. Not to scale. Not a substitute for professional survey. Subject to change.

Exceptional location for business growth.

Coolum Beach Industrial Estate combines strategic positioning, robust infrastructure and lifestyle appeal, making it one of the Sunshine Coast's most desirable industrial hubs. Just minutes from Coolum Beach, the estate enjoys direct access to the Sunshine Motorway and Bruce Highway, delivering seamless connectivity north to Noosa, south to Maroochydore and Caloundra, and west to Brisbane. The Sunshine Coast Airport is located nearby, providing efficient regional and interstate logistics, while the Port of Brisbane is also within practical reach.

Recognised as one of the Sunshine Coast's fastest-growing industrial precincts, Coolum is experiencing strong demand amid limited supply, reinforcing its appeal for both occupiers and investors. The location not only supports large-scale industrial operations but also enhances work-life balance, with pristine beaches, cafes and amenities close at hand. With scalable growth potential and a reputation as a future-focused industrial hub, Coolum Beach Industrial Estate represents a premier destination for businesses seeking long-term success.

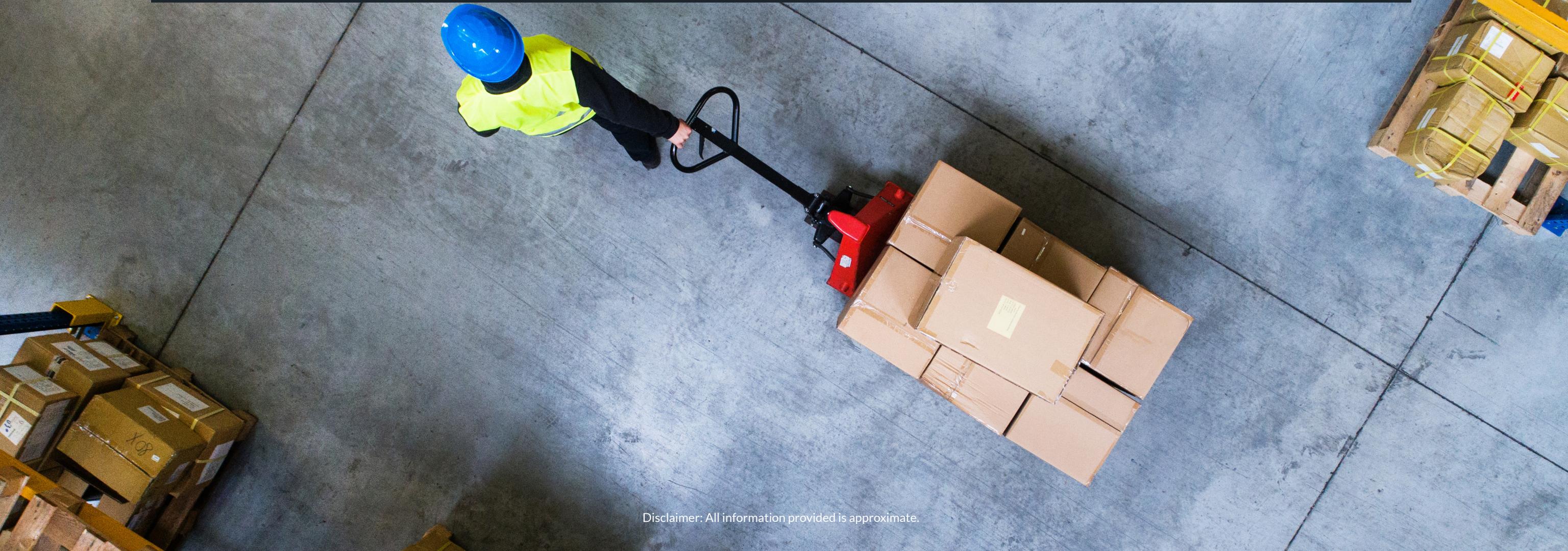
Disclaimer: All information provided is approximate. Image by Photographer Ben Connolly.



Understanding High-Impact Industry Zoning.

The estate is designated for Heavy Industry, or High-Impact Industry, zoning. This classification accommodates intensive industrial operations and generally allows for 24/7 use, subject to council approval. Under the Sunshine Coast Planning Scheme, the estate has been elevated to High-Impact Industry with a maximum building height of 20 metres.

Heavy Industry zoning is intended for large-scale operations such as manufacturing, processing and activities that may involve hazardous materials, requiring strict separation from residential areas to mitigate risks including noise, emissions and environmental impacts. High-Impact Industry zoning provides similar scope for major industrial uses, with regulations set by local councils to balance business needs with community considerations. Both zoning types highlight accessibility to major transport routes while ensuring minimal exposure to sensitive land uses.



Breakdown & price guide.

Disclaimer: All information provided is approximate and subject to change.

Lot:	Area:	Mezzanine:	Total:	Sale Price:
Tenancy 1	175sqm	56sqm	231sqm	Sold
Tenancy 2	184sqm	57sqm	241sqm	Sold
Tenancy 3	184sqm	57sqm	241sqm	\$795,000
Tenancy 4	184sqm	57sqm	241sqm	\$795,000
Tenancy 5	184sqm	57sqm	241sqm	Under Contract
Tenancy 6	184sqm	57sqm	241sqm	Under Contract
Tenancy 7	184sqm	57sqm	241sqm	\$795,000
Tenancy 8	184sqm	57sqm	241sqm	\$795,000
Tenancy 9	184sqm	57sqm	241sqm	\$795,000
Tenancy 10	184sqm	57sqm	241sqm	\$795,000
Tenancy 11	187sqm	57sqm	241sqm	Sold
Tenancy 12	184sqm	101sqm	285sqm	\$1,300,000
Tenancy 13	184sqm	57sqm	241sqm	Sold
Tenancy 14	184sqm	57sqm	241sqm	Sold
Tenancy 15	184sqm	57sqm	241sqm	Sold
Tenancy 16	184sqm	57sqm	241sqm	Sold
Tenancy 17	184sqm	57sqm	241sqm	Sold
Tenancy 18	184sqm	57sqm	241sqm	Sold
Tenancy 19	184sqm	57sqm	241sqm	Sold
Tenancy 20	184sqm	57sqm	241sqm	Sold
Tenancy 21	184sqm	57sqm	241sqm	Sold
Tenancy 22	175sqm	56sqm	231sqm	Sold

Units available for sale & lease.

To arrange an inspection or for additional information about this opportunity, please contact:

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Belle Property Commercial Noosa



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