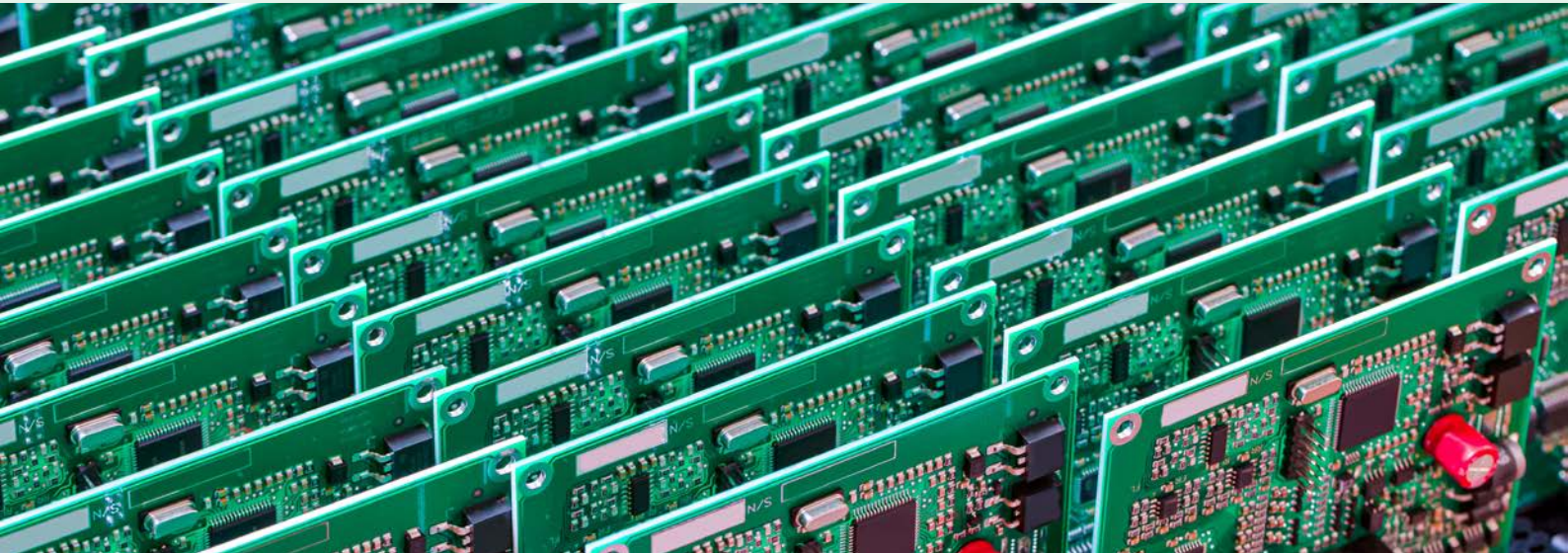


# Advanced manufacturing of electrical componentry for renewables

## Albury NEXUS Regional Job Precinct



### Location snapshot



**24/7 operations**  
allowed through E4  
General Industrial zoning



**450 ha** with  
Stage 1, fully serviced,  
investment ready lots



**80%** of Australia's  
population serviceable  
by next day delivery by  
road, rail or air



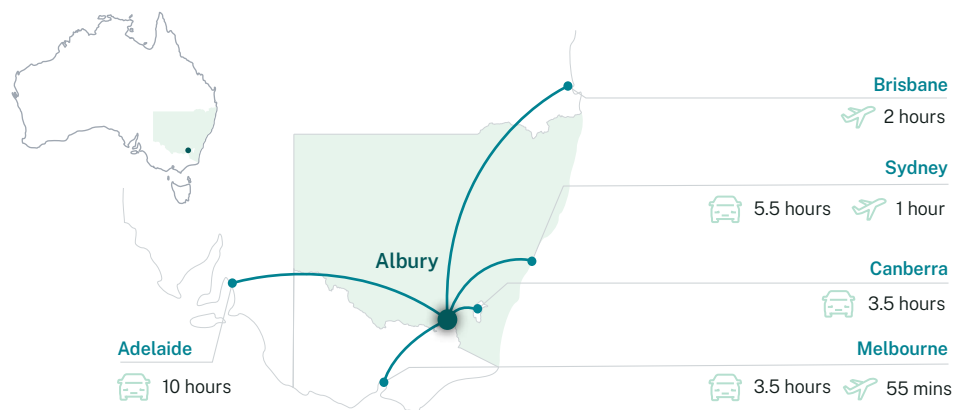
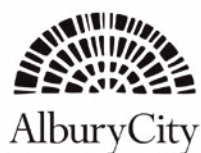
**150,000+**  
greater population  
within a 1-hour drive

### New regulation to drive change

NSW is set to attract more than \$37 billion in renewable energy investment while slashing emissions by 50 percent below 2005 levels by 2030. Under the NSW Electricity Infrastructure Roadmap, NSW will build at least 12 gigawatts of renewable energy generation and at least 2 gigawatts of long duration storage by 2030. Manufacturers of inputs designed specifically for wind, solar or hydroelectricity generation are increasing in demand.

### Existing manufacturing hub

The twin cities of Albury-Wodonga have an extremely productive manufacturing sector, outputting \$3.28 billion dollars per year. Some of Australia's most famous and successful manufacturers have set up here, including Visy, Xlam, Mars Petcare, Asahi Beverages, Malibu Boats, Butko, Circular Plastics and many more.



## About Albury



**10%**

or less of the cost of comparable industrial land in capital cities



**67,000**

strong workforce in the twin cities of Albury-Wodonga



**80%**

of Australia's population serviceable by next day delivery

## Albury's NEXUS Regional Job Precinct

The Albury NEXUS Regional Job Precinct offers serviced industrial land and completed planning studies, making your project faster and cheaper.

Albury City Council is proactive and wants to help promote and support business, industry and agriculture to grow the economy and create new jobs in the region.

## Access to markets

With direct access to the Hume Highway and a seamless network of road and rail links, Albury-Wodonga is within 3 hours drive of Melbourne, 6 hours of Sydney, 9 hours of Adelaide and 3.5 hours of Canberra, putting your business in reach of 80 percent of Australia's population within just 24 hours.

Albury's Industrial NEXUS Precinct features Ettamogah Rail Hub, a common-user rail hub built to handle 30,000 containers per year. The facility offers rail freight to all State capitals and has ample room for further expansion.

## Affordability

Land is available in the Albury NEXUS Regional Job Precinct from \$37.50 per square metre, with concierge support through the planning process. This is outstanding value, representing less than 10 percent of the average industrial land prices in Australia's capital cities such as Sydney or Melbourne.

## Workforce

Within a 1-hour drive, Albury has:

**67,000+** total workforce

**6,000+** manufacturing workers

Proximity to future talent with three universities as well as top quality technical training facilities and higher education institutions.



## For further information

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