

# Food product manufacturing 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

## A leader in food manufacturing

Albury is a leader in food  
manufacturing enterprises with local  
world class businesses including Mars  
Petcare and Asahi Beverages.

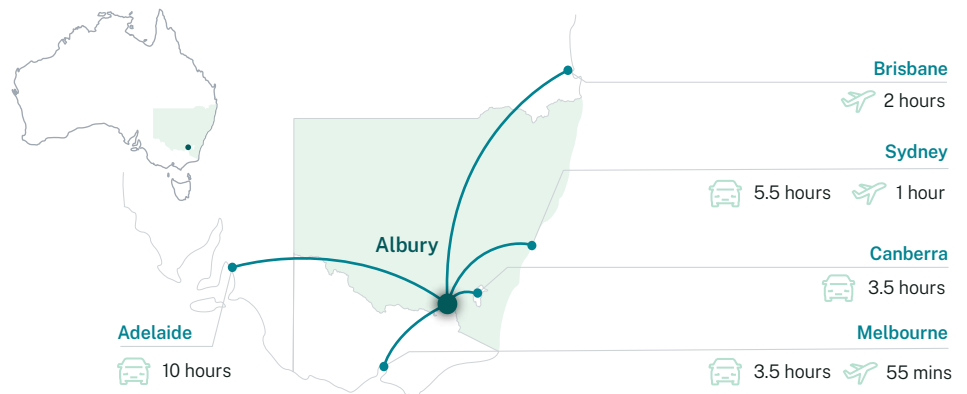
## Workforce

Within a 1-hour drive, Albury has:

- 67,000+** total workforce
- 6,000+** manufacturing workers
- 2,000** food product manufacturing  
workers live within a 1-hour  
drive of Albury

## Access to feedstock

Located within the Riverina Murray  
region which produced \$5.9 billion  
in agricultural output in 2020-21,  
Albury boasts easy access to prime  
agricultural products. The value of  
wheat produced in the region alone, is  
worth over \$1.1 billion.



## 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



**40%**

of Australia's road freight passes through the adjacent Hume Highway

## 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.

## Industry outlook

**Average increase of 2.5% per year**

Australia's indicative food production increased from \$65 billion to \$117 billion, between 1988-89 and 2016-17

**Average increase of 1.5% per year**

Net food exports increased from \$16 billion to \$25 billion over the same time period

## Affordability

Land is available in the Albury NEXUS Regional Job Precinct from \$37.50 square metres, 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.

## Access to markets

Proximity to freight routes allows for efficient collection of raw product and distribution of finished goods.

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. The Precinct's location on the major transport route between Sydney and Melbourne means 80 percent of Australia's population can be accessed within 24 hours.



## For further information

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