Muchea Industrial Park

Connecting Perth to the North-West.

INFORMATION MEMORANDUM SEPTEMBER 2026

Muchea INDUSTRIAL PARK

mucheaindustrialpark.com.au

YOUR NORTHERN GATEWAY

Muchea Industrial Park is the largest industrial estate in Perth's north eastern freight corridor - a strategic location offering a competitive advantage for mining, oil & gas, agriculture and logistics businesses servicing regional WA and the North-West.

The estate benefits from unprecedented access, situated at the interchange of NorthLink WA's key arterial connectors - Brand Highway, Great Northern Highway and the newly extended Tonkin Highway. All lots benefit from unparalleled transport infrastructure, including the newly constructed Muchea Road Train Assembly Area and access for 53m (RAV-10) triple road trains upon completion of the Great Northern Highway 'Bindoon Bypass' upgrade.

Already fronting the existing High Wide Load corridor, the $1.02B NorthLink WA highway project gains direct exposure for Muchea Industrial Park to some 50% of Perth's passing road freight, currently equating to in excess of 14 million tonnes per annum*.

With BP's development of the State's largest regional fuel & roadhouse facility, Muchea Industrial Park is creating jobs and growth throughout Perth's north eastern corridor.

Fully serviced general industrial lots ranging from 1ha (10,000m^2) to 10ha+.

HIGHLIGHTS

- Large lots for sale from 10,000m^2 plus.
- Zoned 'General Industry' for 24/7 operations.
- Adjacent to the Muchea Road Train Assembly Area.
- Fronting RAV-7 High Wide Load truck corridor.
- Future 53m (RAV-10) triple road train access to the estate.
- Power / reticulated water services.
- 50% of Perth's in/outbound road freight passing*.
- 30min to Airport & Kewdale/Welshpool* | 1hr to Fremantle Port*.
- Join BP, Ampol, IOR, Elders and a raft of other largest regional trucking hub in WA.

*** Approximate only**

Executive Summary

OFFERING

Muchea Industrial Park is the premier industrial gateway to WA's northern industry.

Zoned General Industry for 24/7 operations, this unparalleled 150ha industrial park at the interchange of key arterial connectors - Tonkin Highway, Brand Highway and Great Northern Highway; Muchea Industrial Park provides an efficient transport and services interchange for regional distribution, logistics, processing, manufacturing and engineering.

The park adjoins the Muchea Road Train Assembly Area, providing direct grade separated access for road trains, with provision for future triple trailer (53.5m) truck network. A direct connection to the Over-Size-Over-Mass High-Wide-Load (HWL) Network, and internal roads engineered to meet HWL standards provides superior access. All lots are serviced with industry standard power and mains-pressurised potable water.

*** Approximate**

PROPERTY ADDRESS

Muchea Industrial Park
Mercury Rise Muchea, Western Australia.

PLANNING STATUS

West Australian Planning Commission (WAPC).
Subdivision Approved Industrial Estate.

LAND ZONING

General Industry, per WAPC Approved Structure Plan.

LAND AREA

90ha* developable area (10ha* immediate release).

*** Approximate**

Perth Metropolitan Rail Map

Location - Muchea Industrial Park

Key Development Highlights - Muchea Industrial Park

Superior Accessibility

HEAVY VEHICLE ACCESS

Muchea Industrial Park will soon be the closest high wide load accessible Industrial area to Perth, providing excellent access to mining and agriculture industry in the North and Eastern regions. The estate directly fronts the current Great Northern Highway RAV 7 (36.5m) High Wide Load Corridor, that will be increased to RAV 10 (53.5m) upon completion of the Federally Funded Bindoon Bypass by Main Roads WA (MRWA).

MUCHEA ROAD TRAIN ASSEMBLY AREA

The estate features a new road train assembly area adjacent to the intersection of Tonkin, Brand and Great Northern Highways with 24/7 access to the transport industry.

MULTIPLE HEAVY VEHICLE FUEL OFFERINGS

Since opening in 2020 – BP has serviced Muchea with the State's largest regional fuel and roadhouse facility, adding to their network of over 280 truck friendly facilities in Australia. A full-service restaurant offering, and truck driver facilities (showers and layover areas) are provided in addition to both light vehicle and triple road train fuelling areas.

Additionally, IOR and Refuel Australia have each commenced operations for truck refuelling on Mercury Rise inside the Estate.

Provision of Services

Muchea Industrial Park has been delivered to service authority technical standards in accordance with industry standard pricing models.

POWER SUPPLY

Muchea Industrial Park falls within the current distribution catchment boundaries of the Muchea Zone Substation, part of State Government owned Western Power's electricity network under the South West Interconnected System (SWIS). The site has been sequentially developed to date from the adjacent 22kV aerial feeder, with additional infrastructure required for further subdivision development.

WATER SUPPLY

Muchea Industrial Park falls outside of the Water Corp's metropolitan reticulated scheme water area, with Economically Regulatory Authority (ERA) licenced Aqua Ferre (Muchea) Pty Ltd (trading as Muchea Water) providing a private high pressure reticulated water supply to the estate under commercial agreement. Estate developer construction of reticulated lot services within subdivided roadways to Water Corp standards and Muchea Water approvals for adoption apply.

WASTEWATER DISPOSAL

Muchea Industrial Park falls outside of the Water Corp's metropolitan sewer catchment area. Sewer at MIP is endorsed by Government for provision via Anerobic Treatment Units (ATU's) delivered by each property user (Buyer) based on the actual staffing levels appropriate to their business.

TELECOMMUNICATIONS & GAS

The land falls within the NBN-Fixed-Wireless area for the Muchea node. Strategic gas needs can be negotiated for supply from the nearby Parmelia pipeline, subject to commercial viability.

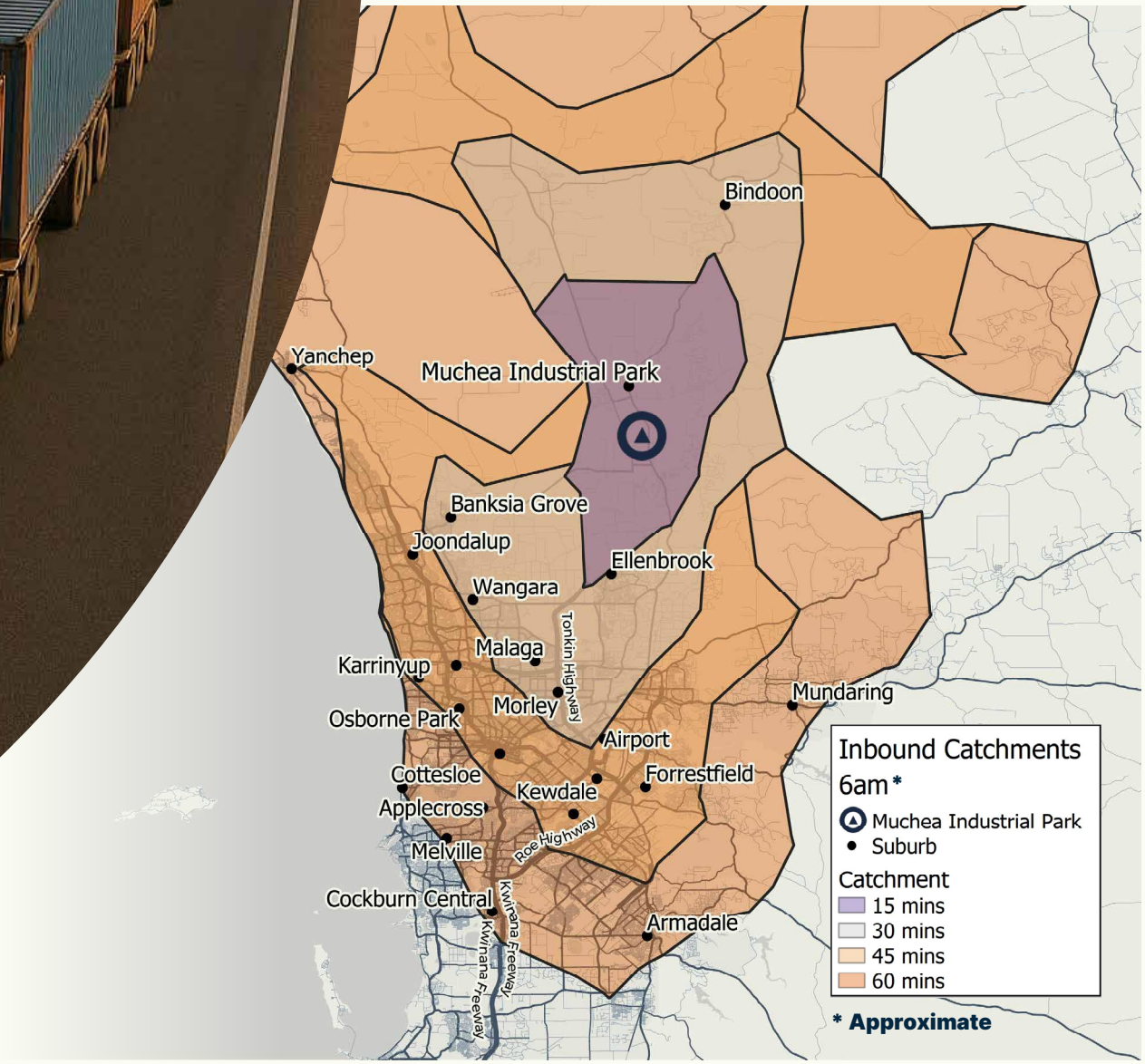
PLANNING, ZONING & USES

Muchea Industrial Park is fully zoned 'General Industry' land, appropriate for a broad range of General Industrial uses and 24/7 operations in accordance with Western Australian planning definitions, the requirements of the Shire of Chittering and the approved Muchea Employment Node Local Structure Plan No 1. The Western Australian Planning Commission (WAPC) has approved subdivision plans over the land, which provide the conditions to deliver subdivided land titles for the estate.

CONTAMINATION

The Land has no known history or incidences of contamination, nor has any development conditions associated with contamination or hazardous materials.

Travel Times - Muchea Industrial Park



Perth Truck (RAV) Network

Muchea Industrial Park provides an efficient transport and services interchange for regional distribution and logistics. The precinct adjoins the Muchea Road Train Assembly area, providing direct grade separated access for road trains, with provision for future triple RAV 10 (53m) truck network.

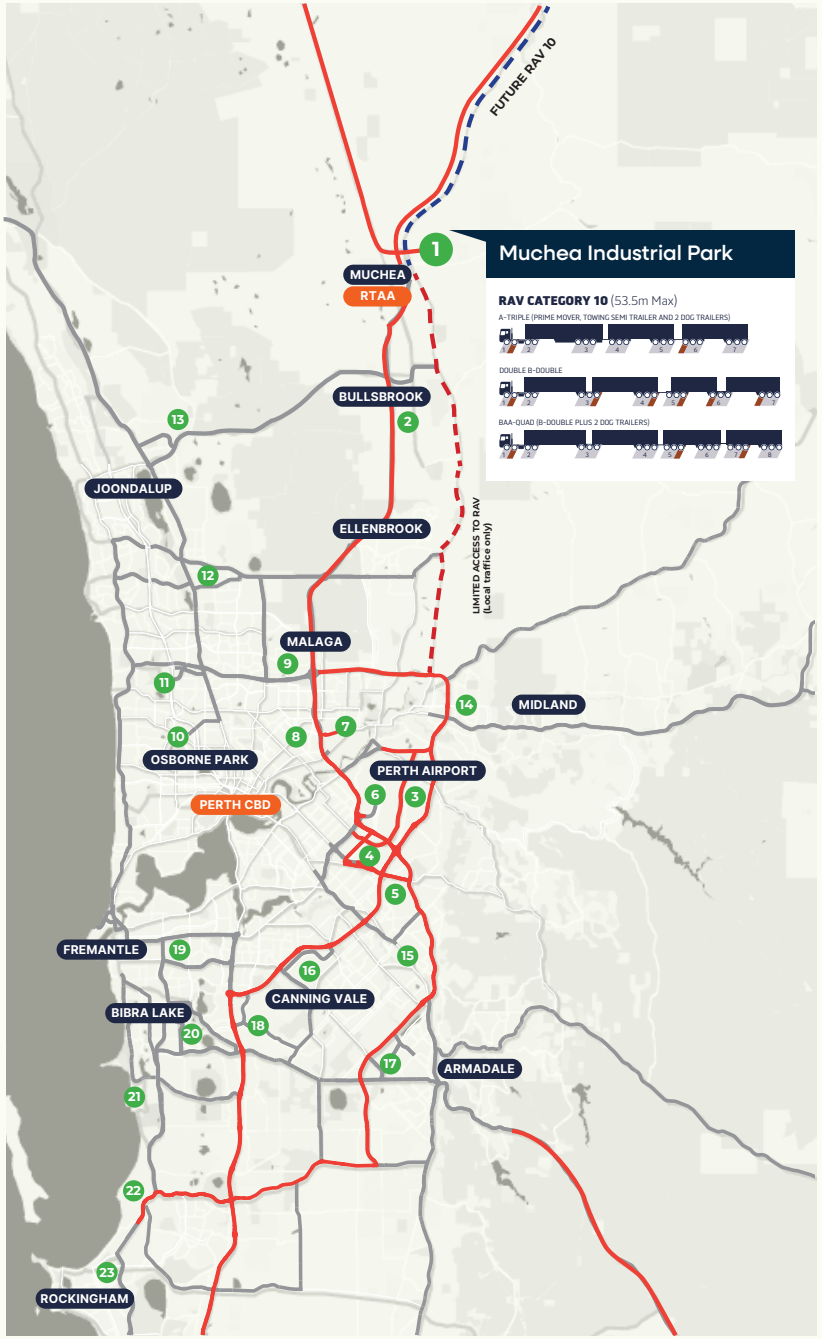
FUTURE RAV 10 ROAD TRAIN ASSEMBLY AREA

Muchea Industrial Park is adjacent to the Muchea Road Train Assembly Area, a future RAV 10 terminus and largest aggregation of stationary road train vehicles. The estate also fronts the existing RAV 7 High Wide Load corridor, and provides 53m triple road train access on completion of the Bindoon Hill bypass. The Muchea Road Train Assembly Area and the estate will eventually replace the current Wubin Road Train Assembly Area, some 200km* north of Muchea.

COMPETITIVE ADVANTAGE

The Muchea Industrial Park delivers a competitive advantage for businesses servicing regional industries, particularly those offering Mining, Oil and Gas, Agriculture and Logistics services. Access the North West via Brand and Great Northern Highways, whilst your staff enjoy a 15-minute commute from Ellenbrook, or a 30-minute commute from Perth's inner northern suburbs.

*** Approximate**



RAV NETWORK AND ACCESS POINTS

RAV 4
RAV 7
RAV 10

	RAV 4 ACCESS	RAV 7 ACCESS	RAV 10 ACCESS (FUTURE)
1 Muchea Industrial Park	●	●	●
2 Bullsbrook	●	●	●
3 Forrestfield	●	●	●
4 Kewdale/Welshpool	●	●	●
5 Kenwick	●	●	●
6 Perth Airport	●	●	●
7 Bassendeen	●	●	●
8 Bayswater	●	●	●
9 Malaga	●	●	●
10 Osborne Park	●	●	●
11 Balcatta	●	●	●
12 Wangara	●	●	●
13 Neerabup	●	●	●
14 Midland	●	●	●
15 Maddington	●	●	●
16 Canningvale	●	●	●
17 Forrestdale	●	●	●
18 Jandakot	●	●	●
19 O'Connor	●	●	●
20 Bibra Lake	●	●	●
21 Henderson	●	●	●
22 Kwinana	●	●	●
23 Rockingham	●	●	●

RAV CATEGORIES

RAV CATEGORY 4 (27.5m Max)

A-DOUBLE (PRIME MOVER, SEMI TRAILER TOWING 6-AXLE DOG TRAILER)

B-DOUBLE

RAV CATEGORY 7 (36.5m Max)

AB-TRIPLE (PRIME MOVER, TOWING SEMI TRAILER AND B-DOUBLE)

BA-TRIPLE (B-DOUBLE TOWING DOG TRAILER)

RAV CATEGORY 10 (53.5m Max)

A-TRIPLE (PRIME MOVER, TOWING SEMI TRAILER AND 2 DOG TRAILERS)

DOUBLE B-DOUBLE

BAA-QUAD (B-DOUBLE PLUS 2 DOG TRAILERS)

Industrial & General

EST. 2004. RESULTS DRIVEN.

For further information or inspection please contact:

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