

REDHILL

INDUSTRIAL ESTATE

*OPEN FOR BUSINESS.
ROOM TO GROW.*



WELCOME TO REDHILL INDUSTRIAL ESTATE

"In the seven years I've been in the area, when I look at the expansion in infrastructure, not just in Narrandera but in the Riverina, it's an exciting place to live and work."

Bill Grills - Manager, Paterson's Transport

Located in the heart of the NSW Riverina, Narrandera Shire is a rare find, presenting countless opportunities to start something special and watch it grow.

You'll find Narrandera on the banks of the Murrumbidgee River, where honest country charm meets untapped economic potential.

Narrandera Shire is home to a broad range of agricultural, transport, manufacturing and tourism enterprises, all part of our stable and diverse economy.

Our well-serviced location and low-cost land options are simply too good to pass up for a range of industries, with large tracts of serviced and un-serviced land on offer just 3km from Narrandera's CBD at Redhill Industrial Estate.

Suitable for a range of industries, with road train and HPV access, Redhill Industrial Estate offers a flexible and affordable opportunity for businesses looking for room to grow.

With a focus on growth and prosperity for all who live and invest in the Shire, our Economic Development unit is focused on providing new and existing businesses with all the support they need to thrive.

AT A GLANCE

LOCATION

The township of Narrandera is the economic and administrative hub of the Shire. It is located at the intersection of the two National highways: the Sturt and the Newell.

TOWNS, VILLAGES AND LOCALES

Narrandera, Barellan, Grong Grong, Binya, Colinroobie, Corobimilla, Gillenbah, Kamarah, Landervale, Moombooldool and Sandigo.

POPULATION approx. 5976 people

MEDIAN AGE 44

MAJOR SECTORS

Agriculture, manufacturing, transport, health and aged care retail, tourism.

AVERAGE TEMPERATURE

31.6 C in Summer

15 C in Winter

AVERAGE ANNUAL RAINFALL 466 mm

“There’s only one place in the world that’s on the junction of the Newell and Sturt highways, and that’s here. There’s a complete absence of residential neighbours, which was an attraction. We’ve never had a complaint for noise or odour.”

Anton Barton - Executive Chairman, Bio Ag

Redhill Industrial Estate offers a flexible and affordable opportunity for businesses looking for room to grow.

Located to the north of Narrandera in close proximity to the Newell Highway, Redhill Industrial Estate provides serviced and un-serviced large-lot industrial land suitable for a range of industries.

In close proximity to major intensive livestock and poultry operations, the Estate offers an opportunity to be part of a growing agricultural and manufacturing hub.

Enterprises like Bio Ag, Downer, Hutchins Bros Engineering, Landmark, McGilvray Skin & Hide Dealers, Milbrae Quarries and Paterson’s Transport already call Redhill Industrial Estate home.

The Estate offers endless opportunities for the right business. If flexibility, space, affordability and access are key factors in the success of your business, then Redhill Industrial Estate presents a hard-to-beat opportunity.

“There’s an abundance of land here. It’s well serviced – it’s tarred roads; it’s curb and guttered. Instead of fitting a business into an existing block, here you can fit a block to your business.”

Bill Grills - Manager, Paterson’s Transport

SIZE

Large lot industrial land with room to grow. The Estate is 60.08ha in total.

AFFORDABILITY

Competitive land prices starting at \$5 per m².

PROXIMITY

1km from the Newell Highway; 4kms from the Sturt Highway; within easy reach of the national train system.

GENEROUS BUFFER ZONES

Tolerant of noise and odours.

SERVICES

Potable and low cost raw recycled water; high flow natural gas.

HEAVY VEHICLE ACCESS

Road train and HPV (higher productivity vehicles) access.

FLEXIBILITY AND CHOICE

Choose the lot size to suit your enterprise; subdivide according to your needs.



Water

The Shire has a secure water allocation surplus to fulfil current and projected needs.



Telecommunications

Access to the National Broadband Network is being implemented with fixed wireless and satellite access in place and fibre to node programmed to be available in July 2017.



Education

The Shire is home to five primary schools, two high schools and the Riverina Institute of TAFE campus.



Service industry

Narrandera has a strong service industry, with major components being retail, visitor services and health services.



Community

Our idyllic townships, enduring Aboriginal culture, vibrant arts scene, sporting obsession and abundant lifestyle choices are waiting for you to explore.



EXPAND NOW AND INTO THE FUTURE

Located in Narrandera's Redhill Industrial Estate, Hutchins Bros Engineering is a structural steel fabrication business employing 28 staff.

A family business since 1980, Hutchins Bros was established on-farm by brothers Stewart and Graham Hutchins with the intention of building farm sheds. By 1995, Stewart and wife Jenny had moved the business into custom-built premises in Narrandera and branched into major industrial structural steel fabrication.

In 2004, son Bill and his wife Heidi came on board and the two generations worked together to expand the business's market to include metropolitan areas until Stewart and Jenny retired in 2011.

While working in Sydney as a rigger erecting structural steel, Bill first became aware that the steel Hutchins Bros was producing back home in Narrandera was far superior to the steel he was working with in Sydney and moved on the opportunity

Since then, the business has not looked back – developing strong industry alliances and providing the entire structural steel package, from design and shop detailing, through to fabrication, finishing and erection.

Hutchins Bros has forged strong relationships with the Australia's tier 1 builders such as John Holland, Lend Lease, CPB Contractors and Laing O'Rourke.

The business has also had particular success in delivering infrastructure works to the Department of Defence.

In 2008, the firm's expansion required relocation to a new 18,000sqm facility at Redhill Industrial Estate.

"Being located in Narrandera on the intersection of two major highways, makes it easy for us to service the Melbourne, Sydney and Canberra metropolitan areas.

"We are also blessed with our space. We can fabricate and store products for our clients on tight sites, where deliveries are required on an as-needs basis, a luxury that many of our metropolitan competitors cannot afford or offer.

"Since we moved out here, we've bought the adjoining block and we're also looking to extend our premises. Being here gives us the flexibility to do that.

"Moving to Redhill Industrial Estate would be a good proposition for any business that's looking for expansion now, but also into the future."

Heidi Hutchins - Director, Hutchins Bros Engineering



*NARRANDERA SHIRE COUNCIL
IS OPEN FOR BUSINESS.*

We are keen to assist businesses and industries to make the move to Redhill Industrial Estate, providing plenty of support through the buying, development and moving process.

Contact the
Economic Development Manager
on 02 6959 5510 or
council@narrandera.nsw.gov.au

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[www.narrandera.nsw.gov.au/
redhill-industrial-estate](http://www.narrandera.nsw.gov.au/redhill-industrial-estate)

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