



## Investment Opportunity

# Strategic logistics and supply chain hub

### Holtze Industrial Estate

Managed by the Land Development Corporation, the Holtze Industrial Estate is ideal for businesses looking to establish or expand operations in northern Australia. Its proximity to significant defence facilities, major transport routes and future infrastructure projects enhances its long-term value, making it an attractive proposition for investors.

For service, support, maintenance and storage of critical inventory and equipment, the Holtze Industrial Estate presents multiple opportunities for greenfield developments in well-located industrial land near key defence and logistics facilities.

Improving logistics and supply chain resilience has been highlighted as a key priority in the 2024 National Defence Strategy and Integrated Investment Program. This includes investments from the Australian Government of AU \$11 - \$15 billion to further develop logistics and supporting capabilities to support and sustain forces in northern Australia.

With the United States (US) Marine Corps' Marine Rotational Force Darwin hosted in the Northern Territory as part of the US Force Posture Initiative (USFPI), there is a commitment from the US Department of Defense to work collaboratively in regional areas to support their Maintenance, Repair, and Overhaul (MRO) and storage requirements.

Strategically located within 10 minutes of four Australian Defence military establishments including Robertson Barracks, businesses in the Holtze Industrial Estate benefit from being part of the local supply chain and ensuring accessible industry support for key clients.

Investors have the potential to build-to-lease, developing customised facilities which can be leased to defence contractors, ensuring stable, long-term returns. Alternatively, the owner-operator model offers the chance to build and operate facilities.



Strategic location



Existing industry



Dedicated land



Ample land for expansion



Enabling infrastructure

## DEFENCE

### Investment Type

Greenfield

### Status

- Open for investment
- Proposed project
- Conceptual

### Region

Top End, Northern Territory, Australia

### Project Value

- Varied – subject to plot size
- Price per-square-metre (psm) also varies depending on the size of the lot purchased, however estimated between AU \$120psm to AU \$255psm

### Presented to market by





Holtze Industrial Estate, Darwin

### About the site

Situated less than 1 kilometre from Robertson Barracks and 10 kilometres from East Arm Wharf, the Holtze Industrial Estate is easily accessible to Darwin, Palmerston and key precincts like the RAAF Base Darwin and Larrakeyah Defence Precinct.

The site's location provides vital industry support to prime and subcontractors fulfilling defence requirements. The current anchor tenant of the Estate, RGM Maintenance, occupies a purpose-built mechanical workshop that services defence vehicles. In April 2025, Rheinmetall Defence Australia announced the expansion of its maintenance capability in partnership with RGM Maintenance for the LAND 121 3B/5B program.

With over 50 hectares available at the site for future development, lot sizes range from 6,500m<sup>2</sup> to 50,000m<sup>2</sup> with the opportunity to negotiate custom lot sizes to meet defence industry needs. The site is currently an unimproved, undeveloped allotment.



### More information

Holtz Industrial Estate



### Contact

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