



Premium industrial hub

Secure Your Future at The Depot: Moffat Beach -
Where Coastal Convenience Meets Commercial Capability

The
DEPOT
Moffat Beach

Unrivalled Location,
High Quality,
Exceptional Opportunity.
Moffat Beach's Newest
Industrial Landmark.



**Overlook the green &
under 1km from beach**

Moffat Beach's Newest Industrial Address

Welcome to - The Depot

The Depot, Moffat Beach is the latest industrial development from OPD Developers and Josh Harris from Ray White Commercial Noosa & Sunshine Coast — a new standard for high-quality, low-impact industrial spaces on the Sunshine Coast. Located at 173 Grigor Street, this architecturally designed project delivers 20 purpose-built units with stunning elevation, premium finishes, and unmatched accessibility.

This boutique estate overlooks Caloundra Golf Course and offers a unique setting at the edge of the established Moffat Beach industrial precinct. The thoughtful layout and dual street frontage make this development ideal for both local operators and national businesses looking to establish a presence in the region.

Key Features:

- 20-unit industrial development by OPD Developers
- Elevated location with golf course outlook
- Positioned on the western edge of Moffat Beach precinct
- Premium façade treatments and landscaped surrounds
- Dual street access for ease of movement



**Moffat Beach meets
premium industrial.
Right on the golf course.**

Designed for the Modern Business

Versatile, functional & future ready

This is OPD's fourth workstore project — and its most distinctive. Each unit has been designed to meet the needs of modern industrial operators, with upgraded power capacity, spacious internal clearance, and thoughtful mezzanine integration.

Road-facing units feature private pedestrian entry, providing scope for showroom or retail functionality — adding an extra layer of versatility for business owners.

Inclusions Across All Units:

- High clearance warehouse space
- Upgraded 3-phase power supply
- Electric roller doors
- Kitchenette and internal amenities
- Approved mezzanines for added functionality
- Optional showroom potential for street-facing units
- Construction completion estimated Q1 2026



01

Man Caves
& Personal Storage



02

Trade & Construction
Businesses



03

E-commerce
& Online Retail



04

Professional Offices
& Studios



05

Creative Workshops
& Makers



06

Lifestyle &
Showroom Spaces



The Depot delivers unmatched industrial convenience in a fast-growing coastal corridor.

Bruce Highway

Moffat Beach

The Depot

Caloundra

Premium Location

Positioned for connectivity

Situated at 173 Grigor Street West — incorporating 10 & 12 Eva Street — The Depot is perfectly located within the sought-after Moffat Beach industrial zone. It combines logistics efficiency with lifestyle proximity, offering business owners and employees a work environment unlike any other.

Enjoy immediate access to arterial roads, Caloundra CBD, and the beach — all while positioning yourself in a corridor experiencing major growth.

Strategic Location Highlights:

- Dual street access for convenience
- 83m* frontage to golf course
- Under 1km to Moffat Beach
- Minutes from Caloundra town centre
- Fast-growing coastal industrial precinct
- Access to Bruce Highway nearby
- Close to Nicklin Way connection
- Southern gateway to Sunshine Coast
- Near trades, suppliers and services



Finish the Day and Step Into Coastal Living.

Beach. Brewery. Golf. All right here.

Moffat Beach isn't just where you work — it's where you unwind. Whether it's grabbing a beer with mates, squeezing in a quick surf, or teeing off as the sun dips behind the pines, The Depot places you in one of the most liveable pockets of the Sunshine Coast.

Just minutes from the sand and overlooking the Caloundra Golf Course, your workday ends with more than just a clock-out — it ends with options. Local breweries, coastal cafes, scenic walks, and ocean views are all part of the experience.

Key Lifestyle Highlights:

- 83m* frontage to Caloundra Golf Course — play a round after hours
- Under 1km to Moffat Beach surf, swim or relax
- Minutes to Moffat Beach Brewing Co. and beachside cafés
- Cycle paths and coastal walking tracks nearby
- A workplace your staff and clients will love
- Ocean breeze, natural light, and golf-side tranquillity
- Weekend lifestyle without the Noosa price tag
- An environment that supports work-life balance year-round





Flexible layouts,
high-spec finishes,
and mezzanine-
ready design.

Unit	Ground Floor (m²)	Mezzanine (m²)	Balcony (m²)	Total (m²)	Car Parks
1	65	26	11	102	2
2	47	15	8	71	1
3	47	16	8	71	1
4	42	15	7	64	1
5	42	15	7	64	1
6	47	16	8	71	1
7	47	16	8	71	1
8	65	26	11	102	2
9	143	70	16	229	2
10	78	35		113	1
11	74	34		108	1
12	93	47		140	2
13	123	66		189	2
14	83	37		120	1
15	149	144	35	328	3
16	121	117		238	3
17	125	55		180	2
18	131	59		190	3
19	86	28		114	2
20	103	36	8	147	2

64m² to 328m²

Unit plan

The Depot’s 3,678m² landholding has been carefully designed to offer a highly efficient industrial layout. Whether you need compact workshop space or a larger-scale warehouse with office integration, the development caters to a broad spectrum of industrial users.

Approved mezzanines, LED lighting, high-spec finishes, and ample parking ensure the project meets the expectations of today’s industrial operators — and future investors.

Strategic Location Highlights:

- Unit sizes from 64m² to 328m²
- 3-phase power with increased capacity
- High clearance electric roller doors
- Approved mezzanines across all units
- Premium inclusions: tinted glazing, LED lighting, NBN
- Ample car parking and wide vehicle access
- Designs resilient to coastal conditions



Limited Supply. High Demand. Exceptional Opportunity

Strategic investment in growth

The Moffat Beach industrial market has matured into one of the most sought-after locations for both owner-occupiers and investors. With minimal supply and increasing demand, The Depot is an excellent opportunity to secure a foothold in a high-performing growth corridor.

Its low-maintenance, premium construction ensures lasting value — whether you're buying to occupy or lease out.

Strategic Location Highlights:

- Vacant possession — ready for occupation or tenanting
- Future-proof design and infrastructure
- Strategic location in a tightly held precinct
- High rental demand and potential capital growth
- Ideal for owner-occupiers, SMSFs, or investors
- Premium build quality reduces long-term maintenance costs
- Strong resale potential in a growing coastal market
- Low vacancy rates ensure consistent leasing demand

<15%
Vacancy
rate

Strong Demand, Tight Supply

Industrial space in Moffat Beach is incredibly limited, with vacancy rates well below average and demand continuing to intensify rapidly.

+18%
Price
growth

Rapid Value Growth

Sunshine Coast industrial values jumped 18% year-on-year, reflecting strong market confidence and rising competition for premium assets.

+22%
Population
growth

Population Driving Demand

With 22% growth since 2016, the Sunshine Coast's rising population is fuelling demand for business space, services, and warehousing.



A thriving business base in a beachside destination

Caloundra - Coastal meets commercial

Located at the southern end of the Sunshine Coast, just 1 hour and 15 minutes from Brisbane CBD, Caloundra blends coastal lifestyle with commercial opportunity. Set beside the protected Pumicestone Passage, part of the Moreton Bay Marine Park, the region combines natural beauty with long-term growth.

Known for its relaxed atmosphere and stunning beaches — including Shelly, Golden, Moffat, and Dicky Beach — Caloundra also boasts a vibrant food, arts and culture scene, anchored by the Caloundra Regional Gallery and popular local cafés and bars.

Fast Facts:

- 93km* to Brisbane CBD
- 28km* to Sunshine Coast Airport
- Population: 365,000+
- 2.5 million visitors annually¹
- \$1.1 billion in yearly visitor spend¹

Accommodation ranges from resorts to motels and holiday parks, supporting strong tourism activity year-round.

To the south, the Aura development is Australia's largest master-planned community, delivering:

- 20,000 new homes for 50,000+ people
- 20,000 jobs across key sectors
- \$3 billion in infrastructure investment



Caloundra is evolving into one of the Sunshine Coast's most vibrant coastal business hubs — offering lifestyle appeal, growth potential, and long-term economic & investment value.



A legacy of purposeful development

OPD developers

OPD is a family-owned developer with a clear vision for better business environments. For over 25 years, we've delivered high-performing precincts across South East Queensland — blending smart design, speed, and long-term value.

As Brisbane's growth moved beyond the CBD in the 1990s, OPD created business hubs that added value to local communities. In 1998, Managing Director Bill Henderson introduced Queensland's first 'office park' model.

Since then, we've delivered nine office parks and over 100,000m² of quality commercial space, expanding into industrial, healthcare, and high-rise projects across Brisbane, Sydney, and Melbourne.

Core Capabilities:

- **Site Acquisition** – Strategic land and fast action.
- **Design & Development** – Smarter, faster project delivery.
- **Lease & Sale** – Flexible terms for evolving needs.



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RWC

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