



**PORT HEDLAND
INTERNATIONAL
AIRPORT**

Port Hedland International Airport

Investment & Commercial
Opportunities



**POSITION YOUR BUSINESS AT THE GATEWAY TO
AUSTRALIA'S MOST PRODUCTIVE RESOURCE REGION**

A precinct built for business

Port Hedland International Airport sits at the centre of a \$100+ billion resource economy, connecting major mining operations, FIFO workforces, freight networks and regional industries across the Pilbara.

The precinct includes a large airport landholding with space for commercial development across accommodation, retail, food, services, transport, logistics, aviation and industrial uses.

With defined zones, clear planning guidance and direct links to the Pilbara's resource economy, the airport offers a practical base for businesses looking to build, lease or operate in one of Australia's most important regional centres.

A rare chance to secure airport-connected land in the heart of the Pilbara.

- **\$100+ billion Pilbara gross regional product**
- **540,000+ passenger movements each year**
- **Exposure to thousands of FIFO workers moving through the airport each week**
- **Defined airport precincts with clear and defined uses**
- **Land suited to accommodation, retail, services, logistics, aviation and industrial activity**
- **Long-term airport leasehold certainty, developer-led projects and partnerships**
- **Strategic access to airport operations and Great Northern Highway**

Site availability, servicing requirements and commercial terms can be discussed directly.



More than an airport

Port Hedland International Airport plays a central role in the movement of people, aircraft, goods and services across the Pilbara.

Set within one of Australia's major resource regions, the airport connects passenger travel, charter activity, freight, medivac access, aviation operations and commercial land use in one airport precinct.

The airport operates under a 50-year lease with the Town of Port Hedland and is jointly owned by Dexu and Foresight Group, both established institutional investors with strong sustainability track records.

Why this location works

Demand close by

Passengers, FIFO workers, freight users, charter operators and regional industry already move through and around the airport.

Easy access to major routes

The precinct connects with Great Northern Highway, airport operations and the wider Port Hedland industrial area.

Land with purpose

The precincts are mapped, allowing investors to identify which areas suit accommodation, retail, logistics, aviation or industrial uses.

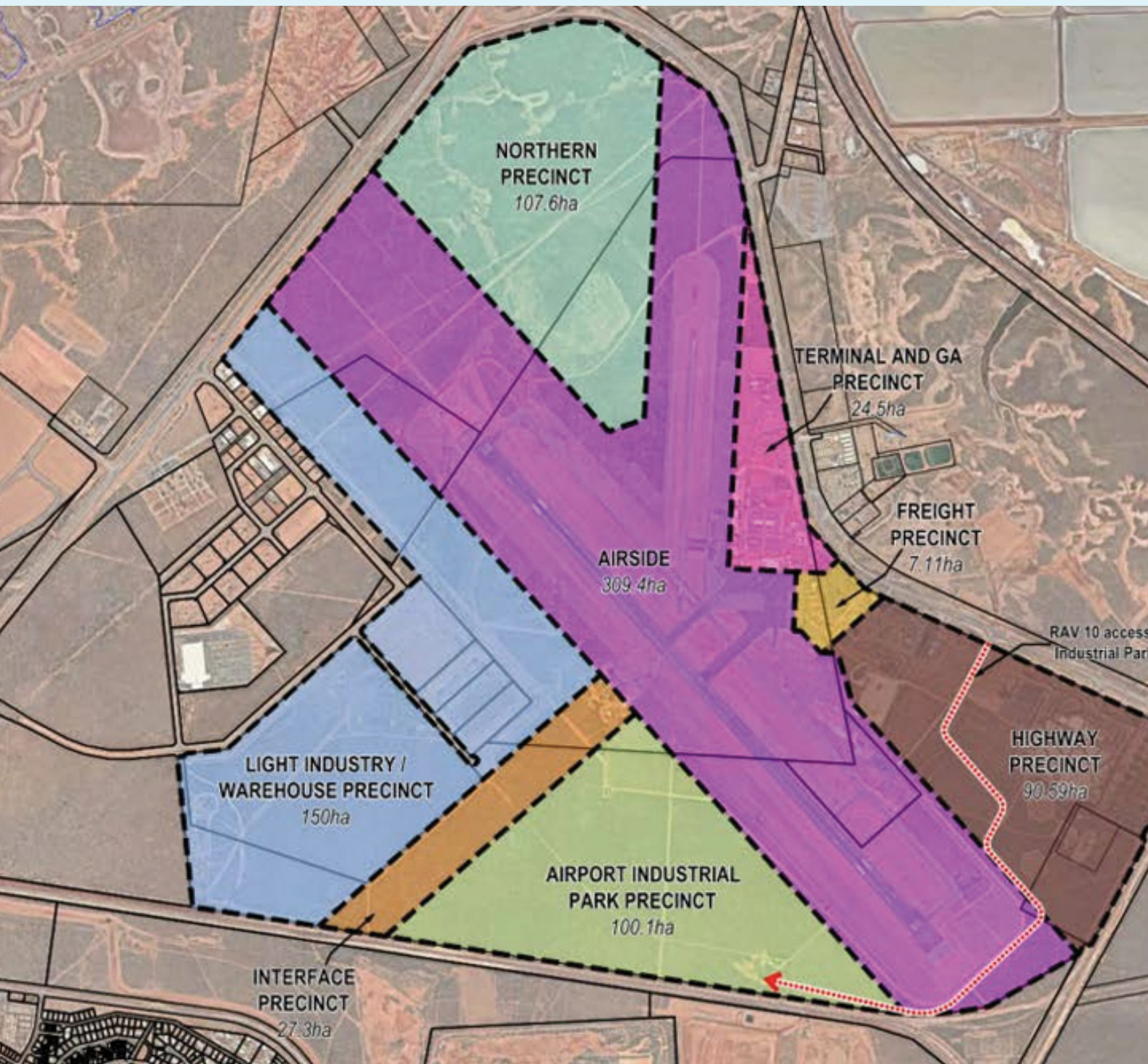
Flexible pathways

Partners can explore long-term leases, developer-led projects, staged development or partnership models.



Mapped for opportunity

The airport landholding is arranged into clear precincts, with each area suited to different commercial, aviation, freight, industrial or service uses.



What fits where

Each precinct supports a different type of activity, from core aviation operations through to accommodation, logistics, highway-facing services and industrial uses.

Airside (309.4ha)

Aviation operations, hangars, aprons, fuel, emergency services and aircraft support.

Terminal and GA (24.5 ha)

Passenger services, short-stay accommodation, retail, food and general aviation.

Freight (7.11ha)

Freight facilities, logistics, warehousing, storage and transport uses linked to airport activity.

Highway Precinct (90.59ha)

Highway-facing commercial uses, service-based businesses, vehicle services and selected accommodation uses.

Airport Industrial Park Precinct (100.1ha)

Industrial, service, storage, depot, utility and resource-sector support uses.

Light Industry / Warehouse Precinct (150ha)

Warehousing, distribution, workshops, trade supplies, light industry and temporary workforce accommodation.

Interface Precinct (27.3ha)

Low impact uses that help separate industrial activity from more sensitive uses.

Northern Precinct (107.6ha)

Lower intensity uses suited to the area's access, drainage and site conditions.



Planning made easy

The airport precinct is guided by the Town of Port Hedland's local planning policy, giving investors, developers and operators a clear starting point for site use and development.

Port Hedland International Airport can work with interested parties to discuss site suitability, access, servicing, aviation requirements and the steps involved in progressing an opportunity.

What this means in practice

Preferred uses are already mapped

The policy identifies which types of uses are suited to each precinct, from accommodation and retail through to aviation, logistics and industrial activity.

Each site is reviewed individually

Site conditions, servicing, access and surrounding uses will shape what can be developed.

Safe airport operations

Future development needs to protect safe airport operations, including airspace, lighting, noise and movement requirements.

Sustainability

Sustainability built in onsite 1.22MW + 650Kw battery powers the airport and tenants on its mains supply. The precinct also suits tenants developing their own solar, battery storages, EV chargers and water sensitive design.

Early conversations help

Interested parties can speak directly with Port Hedland International Airport to understand site suitability, commercial terms and the next steps.



Light Industrial / Warehouse Precinct

Flexible land for warehousing, workshops and regional business growth.

The Light Industry and Warehouse Precinct is suited to businesses that need larger lots, workshop space, storage capacity and room to grow close to airport operations and regional industry.

This precinct can support light industrial, commercial and supply chain uses, giving operators a practical base for servicing Port Hedland, the airport precinct and the wider Pilbara.

Available Land Lots All serviced with Water & Power

- 1 x 60ha
- 1 x 10ha
- 3 x 3.55ha

Opportunity areas

- Light industry
- Warehousing
- Workshops
- Trade supplies
- Distribution
- Commercial vehicle parking
- Cold storage
- Large Scale Retail

Best suited to

Warehouse users, trade suppliers, light industrial operators, growing regional businesses, commercial tenants and developers.



Highway Precinct / Accommodation

Capture demand from one of Australia's tightest workforce accommodation markets within the airport precinct.

Major resource projects continue to drive demand for quality workforce accommodation, creating opportunities for developers, operators and investors seeking long-term occupancy and stable returns.

The precinct has land suited to accommodation that supports FIFO workers, project teams, airline crews, airport users and visiting business travellers.

Existing workforce accommodation already operates within the airport landholding, showing demand for accommodation linked to regional industry and airport activity.

The airport precinct gives developers and operators a practical location close to air services, freight activity, Great Northern Highway access and major employment areas.

Opportunity areas

- Transient worker accommodation
- Hotel or motel development
- Serviced apartments
- Workforce accommodation villages
- Short-stay project accommodation

Best suited to

Accommodation developers, workforce accommodation operators, hotel or motel operators, project accommodation providers and joint venture partners.



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Airport Industrial Park

Land for transport, freight and supply chain operators.

The Airport Industrial Park is suited to businesses that need space, access and direct connection to major transport routes.

Positioned near Great Northern Highway, the airport and the Port Hedland Port precinct, this area offers a strategic base for logistics, bulk haulage, storage, laydown and resource-sector support.

The airport's international access can support eligible freight and aviation activity, with on-ground services available to assist operators.

Opportunity areas

- Transport and logistics
- Bulk haulage support
- Laydown and storage yards
- Warehousing and distribution
- Resource-sector services
- Cold storage, subject to confirmation
- International freight support

Best suited to

Transport operators, logistics providers, resource-sector suppliers, infrastructure businesses industrial developers, and joint venture partners.



Retail, food and services

Services for the people moving through the precinct.

Port Hedland International Airport has land suited to retail, food, convenience and service uses for passengers, FIFO workers, airport staff, tenants, accommodation guests and visitors.

As accommodation, industrial and logistics activity grows, the need for everyday services grows with it. The precinct offers room for businesses that can serve people before flights, between shifts, during project travel and throughout the working day.

Opportunity areas

- Convenience retail
- Food and beverage
- Service retail
- Highway-facing commercial uses
- Vehicle services
- Passenger and workforce services

Best suited to

Retail operators, food operators, service providers, franchise operators and developers.



Ways to work with Port Hedland International Airport

Port Hedland International Airport is open to conversations with developers, operators, tenants and commercial partners who can bring new activity to the airport precinct.

Partnership opportunities may include:

Long-term ground leases

For businesses seeking land security to develop and operate within the airport precinct.

Developer-led projects

For partners ready to fund, deliver and manage new accommodation, logistics, aviation, retail or service facilities.

Staged development

For projects that may grow over time in line with demand, site readiness or operational need.

Joint venture opportunities

For projects where the airport landholding can be matched with private capital, delivery experience or operational capability.

Industry-led precinct activation

For businesses that can bring new services, infrastructure or activity to the precinct.

Start a conversation

Site availability, servicing, planning requirements and commercial terms can be discussed directly with Port Hedland International Airport.



FOR ILLUSTRATION PURPOSES ONLY

Let's build the next chapter of Port Hedland

Whether you're developing workforce accommodation, expanding a logistics operation, establishing a regional service hub or exploring aviation opportunities, Port Hedland International Airport offers land, location and partnership opportunities unlike anywhere else in regional Australia.



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