

## Article Aratula Industrial

The Saxbrook Sawmill is situated on the Cunningham Highway in Aratula, a major arterial highway to Brisbane, where the business has been family run for 50 years, and in that time has provided an excellent income for the entire family. Timber milling licenses are a rare commodity in Queensland, as well as other states, and for the right person there is an opportunity to modernize the plant and equipment and capitalize on the current demand for timber products.

Leo Piva and his family, the current owners, have run the mill for 18 years where the business employed 3 people plus a logging contractor. The business has had many lucrative contracts, one of which was supplying timber to the biggest handle manufacturer in Australia, another supplying kiln dried timber which was processed into high grade flooring. During this time the business had an excellent reputation for customer service, supplying high grade timber and loyalty from staff. In 2001 the business won an award for the “Best Wholesale/Manufacturing business”. Leo will have to sell the Solar Drying Kiln he developed and built because he will have no other use for it.



Leo has decided to offer the property for sale; he has had enough and wants to pursue other interests. The property will be sold in-line as one parcel, allowing a budding developer to further enhance and improve the lots. There are already a number of interested parties looking at the site.

The land is divided into 7 lots of 2000m<sup>2</sup> easily improved and sold off individually. Leo believes that people wanting to purchase these 2000m<sup>2</sup> blocks should be able to construct a home on the property, subject to Council approval, making this a worthwhile and long term investment for anyone wanting to escape the “rat-race” to work from home.

Over the past 5 years land has been accumulated by local developers in Aratula for a commercial shopping precinct, and a 200 lot residential subdivision. Although these projects are only in the planning stages, demand will be driven by a large National Retail chain purchasing local land for a bulk depot. Once this is in place it is believed that many more businesses will relocate to the area.



The Aratula Township has a population of about 250 and it is located on the Cunningham Highway in Boonah Shire. It services the local rural community as well as passing traffic. It is located less than 20 minutes from Boonah, 11/2 hours from Brisbane or the Gold Coast.