



> Gympie Commercial Report

2026

SALES

Commercial

In 2026[#], which for this report captures sales data between 1st January – 30th June, the median sales price for commercial property was \$2,598 per sqm. This is an annual increase of 11.0% in the past 12 months. Prices have more than doubled since 2022, highlighting strong opportunities for owners to transact and capitalize on their investments.

Only 6 sales were recorded in 2026[#], representing a significant decline in the past 12 months and 5 years. This is the lowest number of commercial sales recorded, and with the increase in price per sqm confirms a clear undersupply in the market.

\$2,598

Median commercial sale price per sqm in Gympie (2026[#])

6

Total commercial property sales in Gympie (2026[#])

\$2,495

Median industrial sale price per sqm in Gympie (2026[#])

7

Total industrial property sales in Gympie (2026[#])

SALES

Industrial

The industrial median sales price was \$2,495 per sqm in 2026[#]. This is a significant 50.8% growth compared to 2025 and 98.9% growth over the past 5 years since 2022. This indicates sustained price growth over both the short and long term, benefiting industrial property owners.

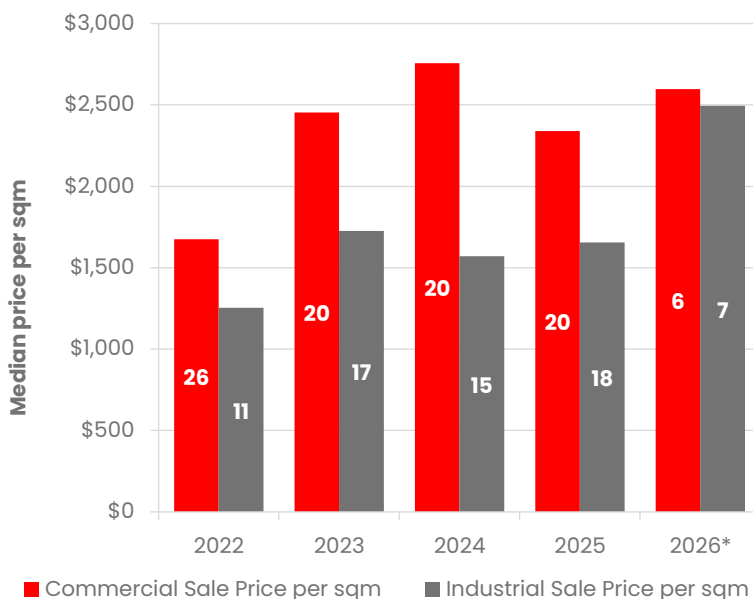
Like the commercial sector, industrial sales have also decreased, with only 7 sales recorded in 2026[#]. This is below the annual average of 15 sales between 2022 and 2025. Future industrial supply is also constrained, with only 1 industrial project planned in the 2nd half of 2026. This is insufficient to meet the demand, compared to the number of sales each year. This will place continued upward pressure on industrial prices.



INTRODUCTION

Located approximately 170km north of Brisbane, the Gympie Region is a Local Government Area (LGA) in Southeast Queensland. It is a growing regional centre comprising localities such as Gympie, Jones Hill, Southside, Monkland and Glanmire; with a strong economy that is underpinned by agriculture, manufacturing, retail, construction and tourism. The commercial and industrial sales market is scarce in 2026[#], with only 6 (commercial) and 7 (industrial) sales transactions. Compared to the year-on-year sales trend, this signals an undersupplied market.

This report analyses sales and leasing activity in the commercial and industrial property markets from 2022 to 2026[#]. Annual data is used for both sales and leasing markets, to provide a long-term view of the market (past 5 years for sales, past 3 years for rentals). This report analyses future development for 2025 -2027, providing a holistic understanding of the commercial and industrial markets in Gympie.



LEASING

Commercial

The median net lease rate for commercial leasing in Gympie* was \$297 per sqm in 2026#, reflecting a 43.8% increase over the past 12 months (from \$206 per sqm in 2025). Commercial Leasing activity declined by -14.3%, with only 6 leases in 2026#. The commercial leasing market in Gympie* is undersupplied, which creates an opportunity for investors. There are only 6 commercial projects scheduled for completion in the 2nd of 2026, and combined with increasing rents, current market conditions present a favourable opportunity for commercial owners to lease their properties.



LEASE BREAKDOWN

Looking at 2026#, a majority, representing 67% of commercial leases, were taken on a Nett basis (based on 6 known leases). This is a continuing trend, evident for leases in the past 24 months.

The dominant lease type in Gympie's* industrial market proved similar to the commercial market, also with a majority 67% of leases adhered to on a Nett basis (based on 3 known leases).

The average days to let have declined in the 12 months to 2026#, falling significantly by -29.0% for commercial properties (to 22 days) and slightly by -4.0% for industrial properties (to 24 days). This reflects strong leasing demand and a tight market across both sectors in Gympie Regional Council Local Government Area (LGA).

\$297

Median commercial net lease rate per sqm in Gympie (2026#)

6

Number of quarterly commercial leases in Gympie (2026#)

\$170

Median industrial net lease rate per sqm in Gympie (2026#)

5

Number of quarterly industrial leases in Gympie (2026#)

LEASING

Industrial

The median net lease rate per sqm for industrial property was \$170 per sqm in 2026#, which reflects a 4.6% increase in the past 12 months (2025, at \$163 per sqm) and a 37.1% increase in the past 24 months (2024, at \$124 per sqm).

Although only 5 lease activities were recorded in 2026#, this represents the highest level of leasing activity since 2024, indicating higher demand.

Continuous price growth in leasing rates can be attributed to high demand and a constrained supply pipeline, with only 3 industrial projects planned for construction from 2026 to 2027. This is expected to continue supporting leasing price growth over the short to medium term.



RECENT SALES (Sample Only)

COMMERCIAL

Property Address	Sale Price	Area (sqm)	Price per sqm	Sale Date
116-120 Yabba Road, Imbil	\$875,000	250	\$3,500	Mar-26
16 Monkland Street, Gympie	\$660,000	270	\$2,444	Mar-26
7-9 Tozer Street, Gympie	\$710,000	600	\$1,183	Feb-26
144 Mary Street, Gympie	\$425,000	371	\$1,146	Jan-26
9 Barter Street, Gympie	\$575,000	209	\$2,751	Jan-26
13 Spectrum Street, Rainbow Beach	\$855,000	200	\$4,275	Nov-25
188 Mary Street, Gympie	\$1,485,000	844	\$1,759	Nov-25
32 Mary Street, Gympie	\$1,925,000	496	\$3,881	Oct-25
39 Hyne Street, Gympie	\$1,100,000	400	\$2,750	Oct-25
90 Channon Street, Gympie	\$1,700,000	311	\$5,466	Sep-25

INDUSTRIAL

Property Address	Sale Price	Area (sqm)	Price per sqm	Sale Date
23 Karoonda Road, Rainbow Beach	\$1,275,000	400	\$3,188	Feb-26
12 Brewery Road, Gympie	\$1,700,000	1,285	\$1,323	Feb-26
6 Clematis Street, Gympie	\$750,000	452	\$1,659	Dec-25
28 Monkland Street, Gympie	\$515,000	226	\$2,279	Dec-25
27 Louisa Street, Gympie	\$1,850,000	543	\$3,407	Aug-25
9 Du Rietz Court, Southside	\$810,000	368	\$2,201	Aug-25
9 Ray Street, Gympie	\$650,000	374	\$1,738	Jul-25
8 Du Rietz Court, Southside	\$650,000	447	\$1,454	Jul-25
25 Wallader Road, Imbil	\$1,100,000	1,200	\$917	Jul-25
10 Du Rietz Court, Southside	\$1,030,000	700	\$1,471	Jun-25

RECENT LEASES (Sample Only)

COMMERCIAL

Property Address	Lease Value	Lease Type	Area (sqm)	Price per sqm	Lease Date
37 Nash Street, Gympie	\$25,000	Gross	70	\$357	Jun-26
Ground Shop/34 Mary Street, Gympie	\$102,500	Gross	433	\$237	Jun-26
B, 2 Little Channon Street, Gympie	Not Disclosed	N/A	311	Not Disclosed	Mar-26
101B Mary Street, Gympie	Not Disclosed	N/A	249	Not Disclosed	Feb-26
45 Calton Terrace, Gympie	Not Disclosed	N/A	73	Not Disclosed	Jan-26
44 Nash Street, Gympie	\$102,000	Net	494	\$206	Oct-25
Shop 1/19 Tozer Street, Gympie	\$19,728	Net	64	\$308	Jul-25
Shop B/9 Monkland Street, Gympie	Not Disclosed	N/A	116	Not Disclosed	Mar-25
Shop 4/52 Duke Street, Gympie	\$25,000	Net	200	\$125	Jan-25
87 Mary Street, Gympie	\$19,500	Net	65	\$300	Mar-24

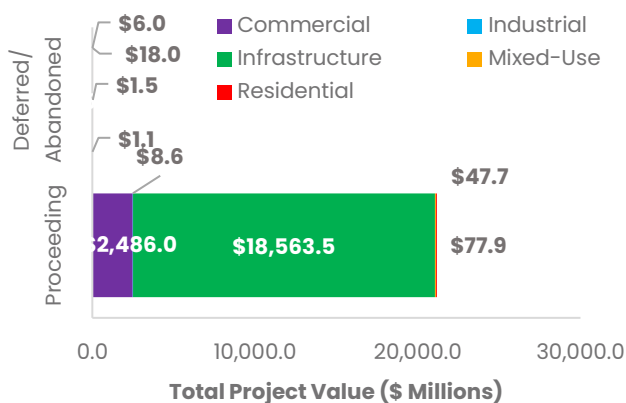
INDUSTRIAL

Property Address	Lease Value	Lease Type	Area (sqm)	Price per sqm	Lease Date
1/129 Emperor Street, Tin Can Bay	\$26,000	Gross	160	\$163	Jul-26
19 Dennis Little Drive, Glanmire	\$168,000	Net	905	\$186	Jun-26
2 Dennis Little Drive, Glanmire	Not Disclosed	N/A	252	Not Disclosed	Apr-26
1 Railway Court, Glanmire	Not Disclosed	N/A	190	Not Disclosed	Feb-26
19 Hyne Street, Gympie	\$38,500	Net	250	\$154	Feb-26
6 Bonnick Road, Gympie	Not Disclosed	N/A	1455	Not Disclosed	Sep-25
14 Edwin Champion Drive, Monkland	Not Disclosed	N/A	1038	Not Disclosed	Aug-25
16 Cross Street, Gympie	\$27,000	Net	282	\$96	Nov-24
2/23 Pinewood, Gympie	\$12,000	Net	78	\$154	Oct-24
Unit 5, 1-5 Pronger Parade, Glanmire	Not Disclosed	N/A	900	Not Disclosed	Mar-24

PROJECT DEVELOPMENT

2025-2027 OVERVIEW

Gympie* will benefit from an estimated \$21.2B of planned projects, to commence construction in 2025-2027. 106 major projects are proceeding, which is 99.9% of the original pipeline. This is a significant percentage, considering the ongoing challenges in the construction industry. Majority of planned projects are infrastructure, with a very small proportion of commercial and residential.



The development pipeline is primarily focused on infrastructure projects in both 2025 (\$27.2M) and 2026 (\$18.5B). These projects are expected to enhance services, create jobs and attract more residents; underpinning demand for housing, commercial space and industrial facilities.

That said, from a number of projects perspective, commercial projects lead the way, with 13 in the pipeline for 2026 and 11 for 2027. This assists with ensuring economic growth in the Gympie* area.

Proceeding Projects: Estimated Value

	2025	2026	2027
Commercial	\$7.9M	\$2.0B	\$445.6M
Industrial	\$4.1M	\$21.0M	\$4.0M
Infrastructure	\$27.2M	\$18.5B	\$16.7M
Mixed-Use	\$1.7M	\$18.5M	\$27.5M
Residential	\$17.4M	\$10.6M	\$49.9M
Total	\$58.3M	\$20.6B	\$543.7M

Proceeding Projects: Project Count

	2025	2026	2027
Commercial	9	13	11
Industrial	2	2	1
Infrastructure	17	8	4
Mixed-Use	2	4	7
Residential	13	5	8
Total	43	32	31

2nd HALF 2026 OVERVIEW

In the 2nd half of 2026, 92.5% of total project value is concentrated in the commercial sector, with 6 projects. Key developments include the \$2.0B Forest Wind Project, delivering a large-scale wind farm in the Wide Bay region, and the \$2.5M Gympie Social Housing Project, providing 12 social housing units.

There is only one industrial project is planned. The \$20.5M Bonnick Road Self Storage Units Stages 1-3 will deliver 743 single-storey storage units. This will help in addressing the current undersupply of self-storage facilities in both the industrial sales and leasing markets.

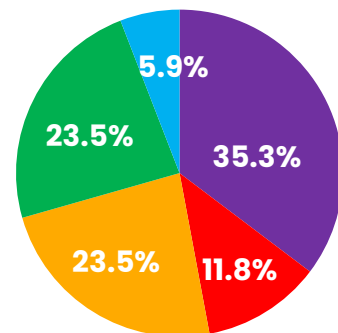
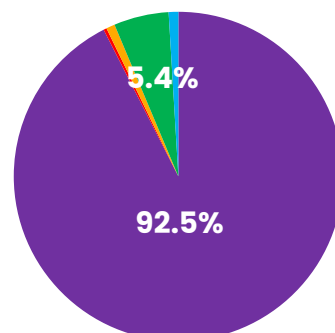
2nd Half of 2026 Proceeding Projects

	Project Value	Total Projects
Commercial	\$2.0B	6
Industrial	\$20.5M	1
Infrastructure	\$117.0M	4
Mixed-Use	\$18.5M	4
Residential	\$6.6M	2
Total	\$2.2B	17

There are two residential projects planned, which are: 1-3 Leonard Street Units (\$3.6M, 12 units) and 42 Zerner Road Residential Subdivision Stages 1 & 2 (\$3.0M, 40 lots). These projects will deliver units and land lots only, without any new ready-to-sell townhouses or stand-alone houses to be built.

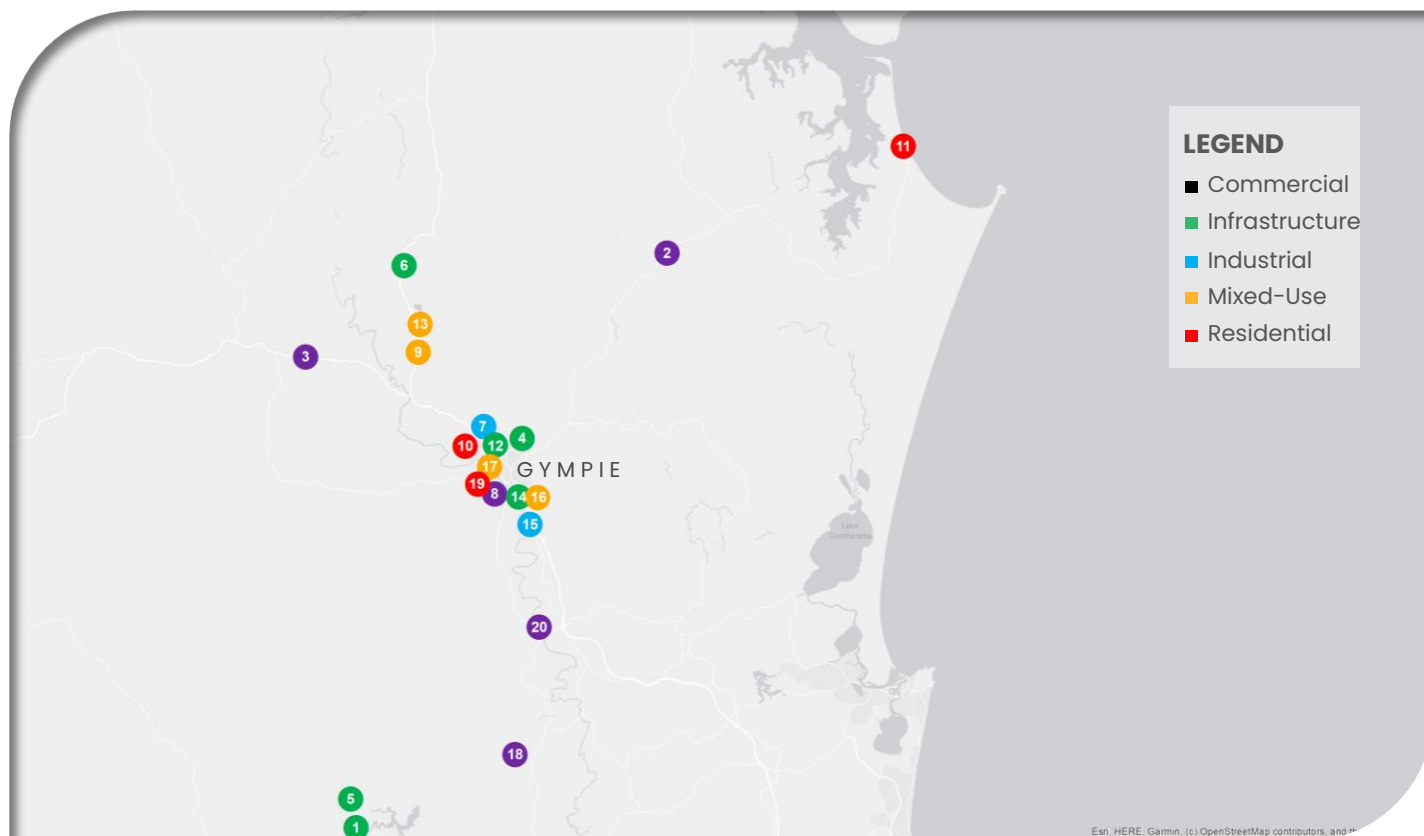
Four mixed-use projects planned. Key projects include Curra Service Centre (\$10.0M, commercial and 5 warehouse units) and 60-64 Rainbow Beach Road Commercial Buildings & Units (\$5.0M, 2 commercial buildings and 5 residential units). These projects will increase commercial and industrial supply, helping to meet market demand.

Projects by Value Projects by Count



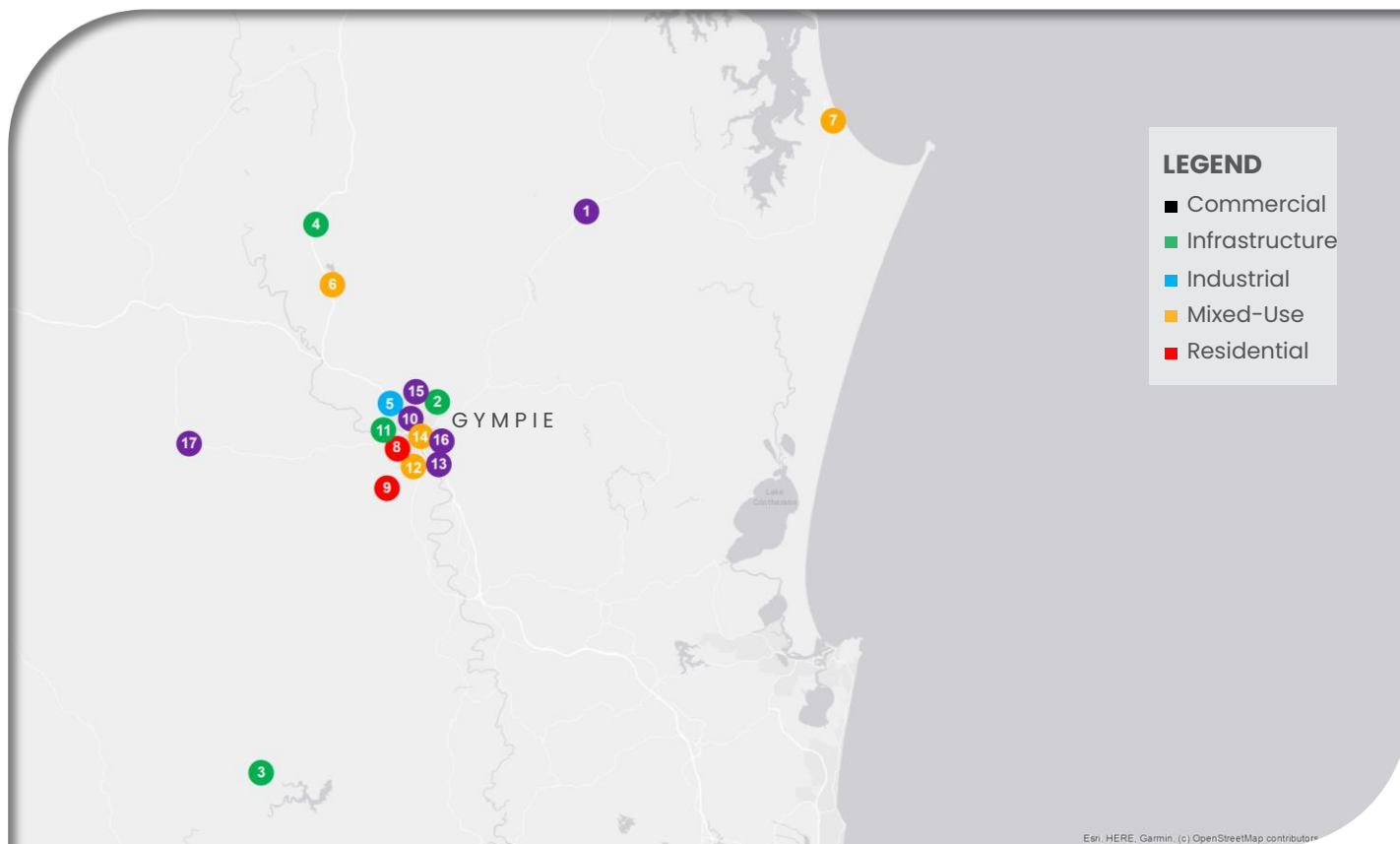
Commercial Residential Mixed-Use Infrastructure Industrial

TOP PROJECT DEVELOPMENT MAP 2025–2027*



Map No.	Project**	Type	Estimated Value***	Commence Date****
1	Borumba Pumped Hydro Energy Storage Project (State Government)	Infrastructure	\$18,400,000,000	4/02/2026
2	Forest Wind Project	Commercial	\$2,000,000,000	1/12/2026
3	Brooyar Battery Energy Storage System	Commercial	\$400,000,000	6/04/2027
4	Central Road & Mary River Roadworks Widening (State Government)	Infrastructure	\$50,000,000	11/11/2026
5	Borumba Pumped Hydro Energy Storage Surface Civils (State Government)	Infrastructure	\$40,000,000	5/10/2026
6	Bruce Highway Roadworks Intersection Upgrades & Pavement Strengthening (State Government)	Infrastructure	\$25,000,000	11/12/2026
7	Bonnick Road Self Storage Units Stages 1–3 (743 Units)	Industrial	\$20,500,000	2/11/2026
8	Heritage Lane Village Southside Retirement Facility	Commercial	\$20,000,000	14/07/2027
9	Lots 31 & 32 David Drive Mixed Use Development (Various Tenants)	Mixed-Use	\$18,000,000	3/05/2027
10	2 Shields Street Townhouses (36 Townhouses)	Residential	\$18,000,000	30/06/2027
11	9 Wyvern Road Apartments & Townhouses Stages 1 & 2 (18 Apartments + 16 Townhouses)	Residential	\$12,000,000	15/10/2027
12	Gympie Council Asphalt Resurfacing Works 2025–2026 (State Government)	Infrastructure	\$10,000,000	15/06/2027
13	Curra Service Centre (Commercial + Industrial – 5 warehouse units)	Mixed-Use	\$10,000,000	9/12/2026
14	Gympie South Fire & Rescue Station (State Government)	Infrastructure	\$7,500,000	9/12/2025
15	Guardian Self Storage Facility Glanmire	Industrial	\$6,000,000	1/12/2027
16	Asset Cabins & Homes Monkland Production Facility	Mixed-Use	\$5,500,000	26/03/2027
17	BP Service Station Fast Food Outlet & Car Wash Gympie	Mixed-Use	\$5,000,000	28/07/2027
18	Imbil Camping Retreat Camping Sites & Cabins	Commercial	\$5,000,000	9/12/2026
19	10 Copp Road Residential Subdivision (29 Lots)	Residential	\$5,000,000	25/05/2027
20	Dobson & Mary Valley Roads Tourist Park Stages 1–3	Commercial	\$5,000,000	28/09/2027

TOP PROJECT DEVELOPMENT MAP 2nd Half 2026*



Map No.	Project**	Type	Estimated Value***	Commence Date****
1	Forest Wind Project	Commercial	\$2,000,000,000	1/12/2026
2	Central Road & Mary River Roadworks Widening (State Government)	Infrastructure	\$50,000,000	11/11/2026
3	Borumba Pumped Hydro Energy Storage Surface Civils (State Government)	Infrastructure	\$40,000,000	5/10/2026
4	Bruce Highway Roadworks Intersection Upgrade & Pavement Strengthening (State Government)	Infrastructure	\$25,000,000	11/12/2026
5	Bonnick Road Self Storage Units Stages 1-3 (743 Units)	Industrial	\$20,500,000	2/11/2026
6	Curra Service Centre (Commercial + Industrial – 5 warehouse units)	Mixed-Use	\$10,000,000	9/12/2026
7	60-64 Rainbow Beach Road Commercial Buildings & Units Stages 1 & 2 (Commercial + Residential – 5 Units)	Mixed-Use	\$5,000,000	2/11/2026
8	1-3 Leonard Street Units (12 Units)	Residential	\$3,600,000	30/10/2026
9	42 Zerner Road Residential Subdivision Stages 1 & 2 (40 Lots)	Residential	\$3,000,000	11/12/2026
10	Gympie Social Housing Units (12 Social Housing Units)	Commercial	\$2,500,000	11/11/2026
11	Metropolitan Region Next Generation Traffic Signalling Program Rollout (State Government)	Infrastructure	\$2,000,000	7/12/2026
12	31-33 Edwin Campion Drive Retail Warehouse & Motor Repair Vehicle Workshop (Industrial + Commercial)	Mixed-Use	\$2,000,000	3/10/2026
13	26 Edwin Campion Drive Showroom	Commercial	\$1,700,000	18/12/2026
14	11-15 Tozer Street Mixed Use Development Extensions Stages 1 & 2 (Various Tenants)	Mixed-Use	\$1,500,000	2/10/2026
15	14 & 14A Park Terrace Workshop Extension Stages 1 & 2	Commercial	\$1,000,000	4/08/2026
16	75 Mellor Street Health Care Services Conversion	Commercial	\$500,000	2/07/2026
17	2226 Gympie Woolooga Road Storage Shed	Commercial	\$300,000	23/10/2026

OUR SERVICES INCLUDE

- Advisory and consultancy
- Market analysis including profiling and trends
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- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.

OUR SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products.



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