

*Flexibility
meets affordability*





Introducing Hendra Industrial Estate

Hendra Industrial Estate is an 83,000m² industrial estate, which includes 19 warehouses and a hardstand. The property is currently being refurbished and offers a selection of leasing opportunities, with the flexibility to be tailored to your business needs.

These tenancies are ideally located on Nudgee Road and within immediate proximity to the East-West Arterial Road intersection. This allows for excellent access North, South, East and West and is only a few minutes to the Brisbane Airport; all within 9 radial kilometres from the CBD.

Property Address: 420 Nudgee Road, Hendra, QLD.

Warehouse: From 1,200m² to 14,810m².

Office: Dependant on tenant requirements.

Key Information

- Renovated, functional stand-alone buildings.
- Minimal columns and multiple roller doors.
- Air conditioned offices.
- 6m internal clearance, allowing for efficient pallet racking.
- Huge awnings with scope to drive through.
- ESFR sprinklers.
- Professional onsite management.
- 24/7 security to the estate.
- Easy left and right turns onto Nudgee Road via a set of lights.
- Tailored Lease solutions are available.
- LED lighting installed in all buildings.
- Join CNW, CV Services, KMART, Bev Chain, Fastway Couriers and other high quality organisations.



Location

Brisbane's logistics hub

Hendra Industrial Estate is situated in a prime location, adjacent to Brisbane Airport and 9km from Brisbane CBD. It is close to major road networks and is serviced by excellent public transport options.

Hendra has the following approximate commuting distances to key infrastructure:

Distance from Key Locations



BRISBANE AIRPORT
4.1km



GATEWAY MOTORWAY
350m



PORT OF BRISBANE
19.4km



INNER CITY BYPASS
5.2km



TOOMBUL SHOPPING CENTRE
1.7km



DOOMBEN TRAIN STATION
2.3km





Hendra Industrial Estate

The Opportunity – Available Space

There are currently several tenancy options available to lease, providing the opportunity to create flexible spaces that combine warehousing, hardstand and offices. Buildings can be configured to the tenant's specific requirements.

Area	Size	Rent (per annum)
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Building 20	2,774m ²	\$110/m ²
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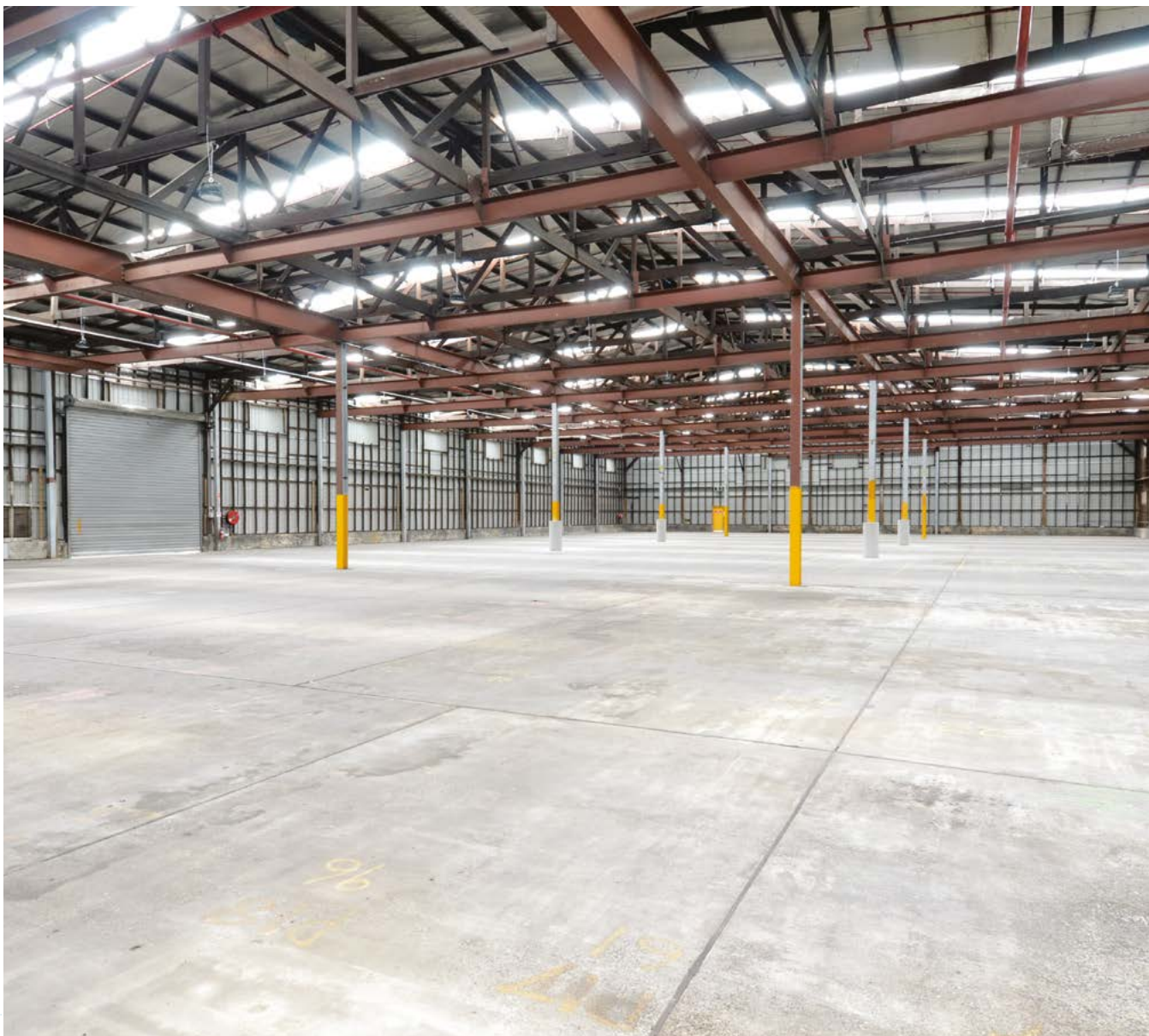
Building 21	2,715m ²	\$110/m ²
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Building 23	2,503m ²	\$90/m ²
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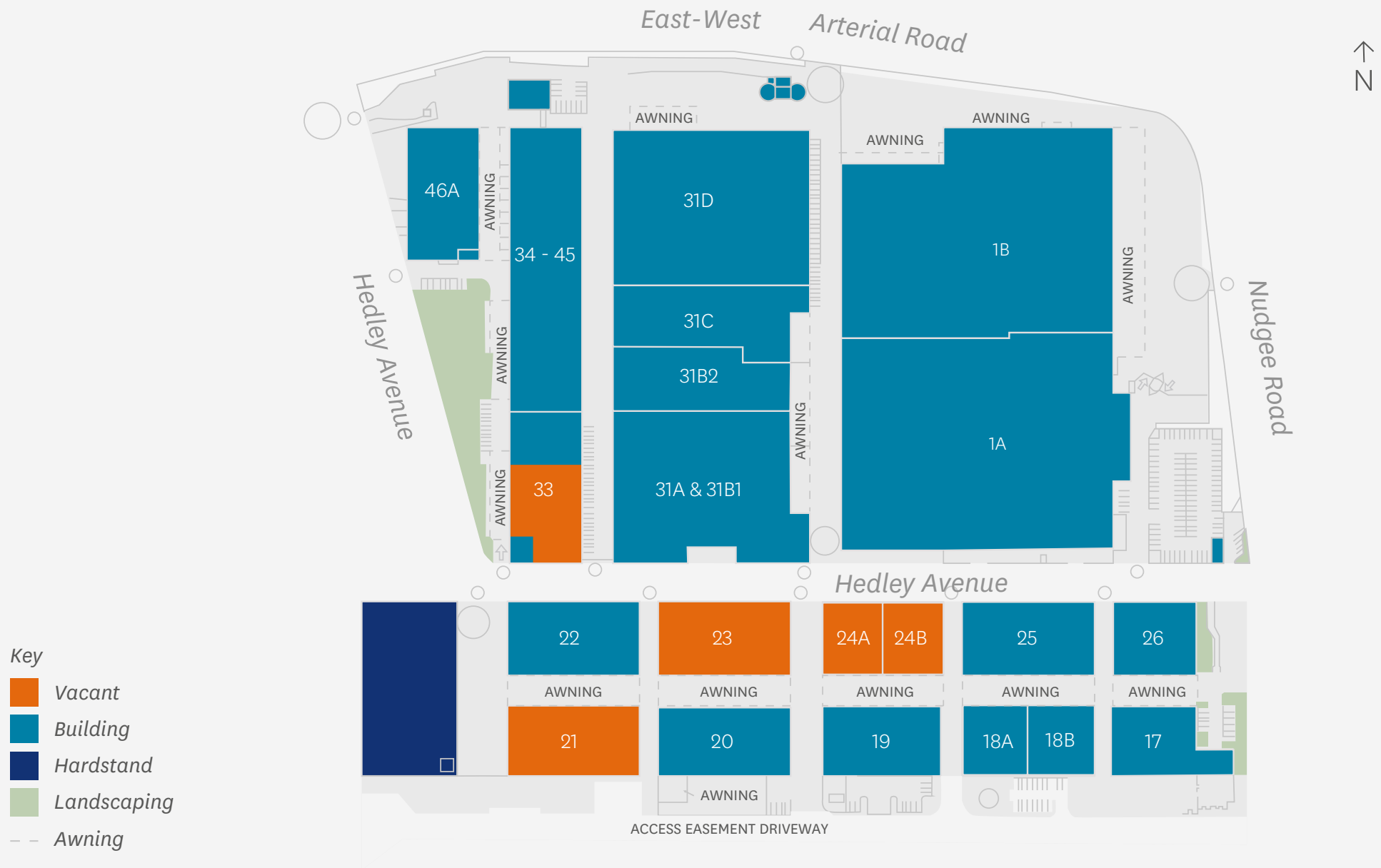
Building 24	2,774m ²	\$90/m ²
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Building 33	1,666m ²	\$90/m ²
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Subject to survey on completion of refurbishment.



Site Plan



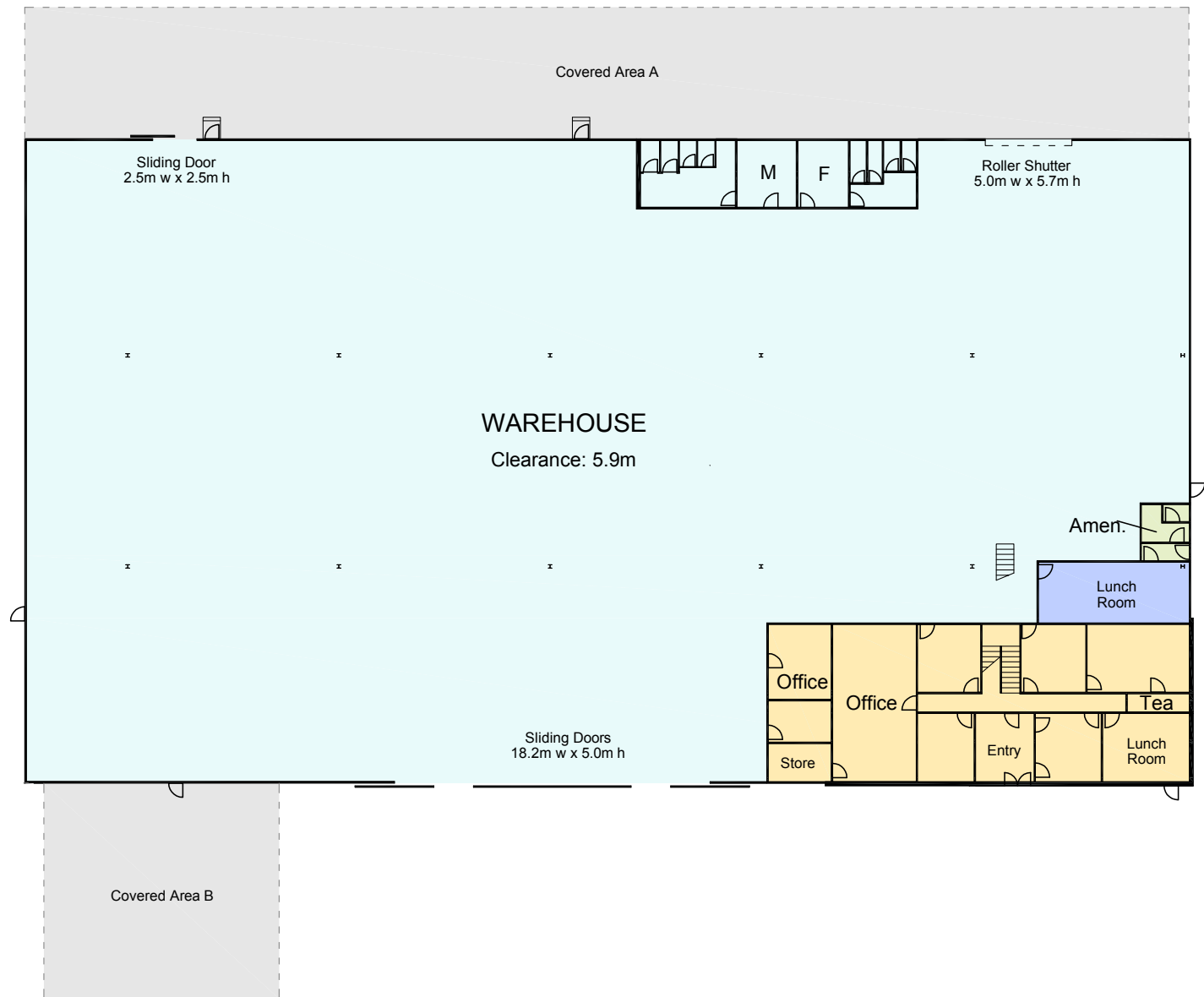
Building 20

Proposed Building Areas

Warehouse & Amenities	2,224m ²
Office & Store	36m ²
Lunch Room	32m ²
Office & Entry	206m ²
Amen	10m ²
Mezzanine Office, Store & Open Area	266m ²
TOTAL	2,774m²
Covered Area A & B (approx.)	682m ²

Features

- 2,224m² of warehouse and 500m² refurbished, open plan office space (subject to final survey).
- Available May 2019.
- 1,241m² of dedicated hardstand space with partial awning coverage.
- Drive through access.



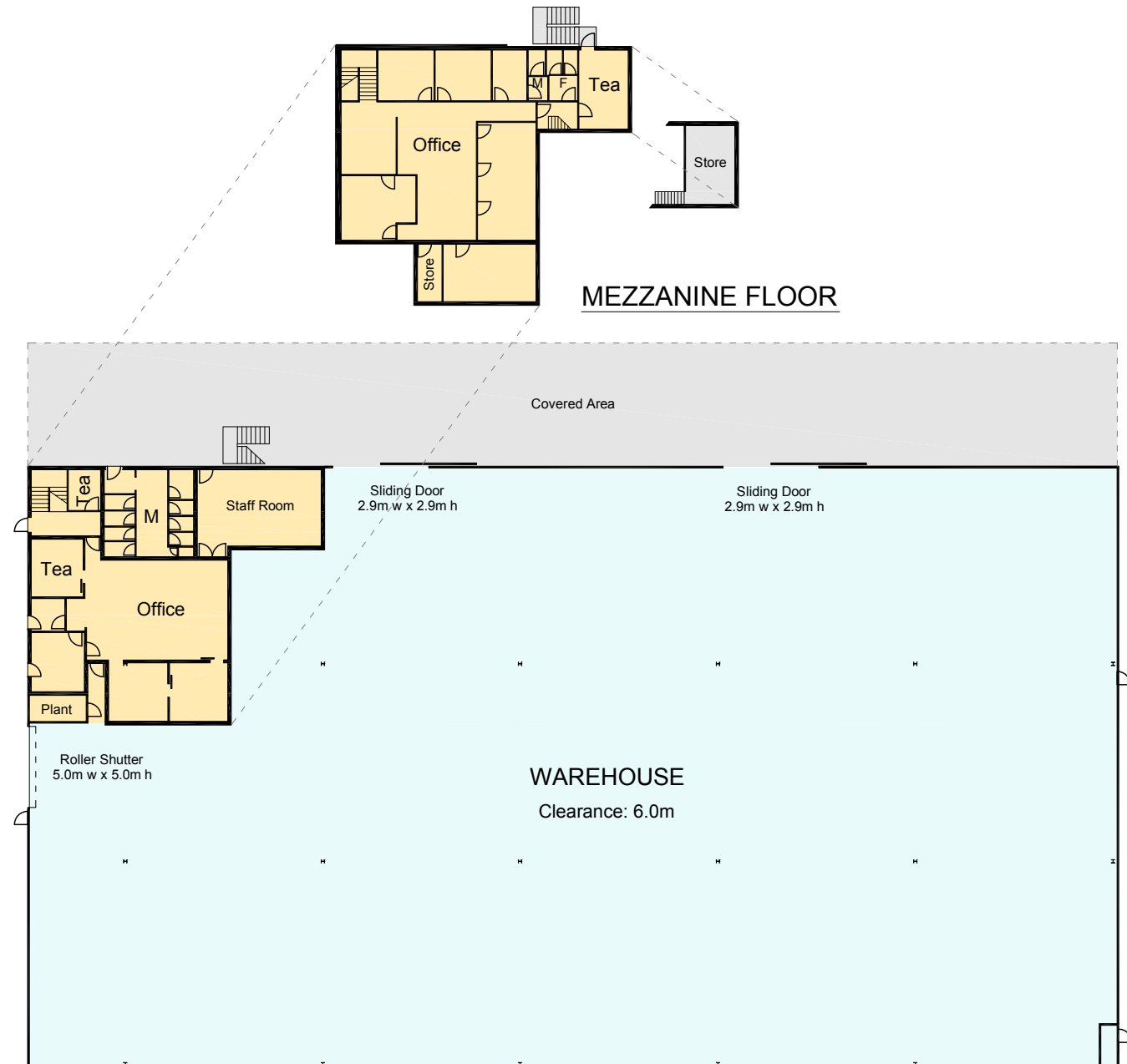
Building 21

Proposed Building Areas

Warehouse	2,280m ²
Ground Floor Office	226m ²
Mezzanine Office	209m ²
TOTAL	2,715m ²
Covered Area (approx.)	511m ²

Features

- 2,280m² of warehouse and 435m² refurbished, open plan office space (subject to final survey).
- Available May 2019.
- 1,300m² of dedicated hardstand space.
- Drive through access.



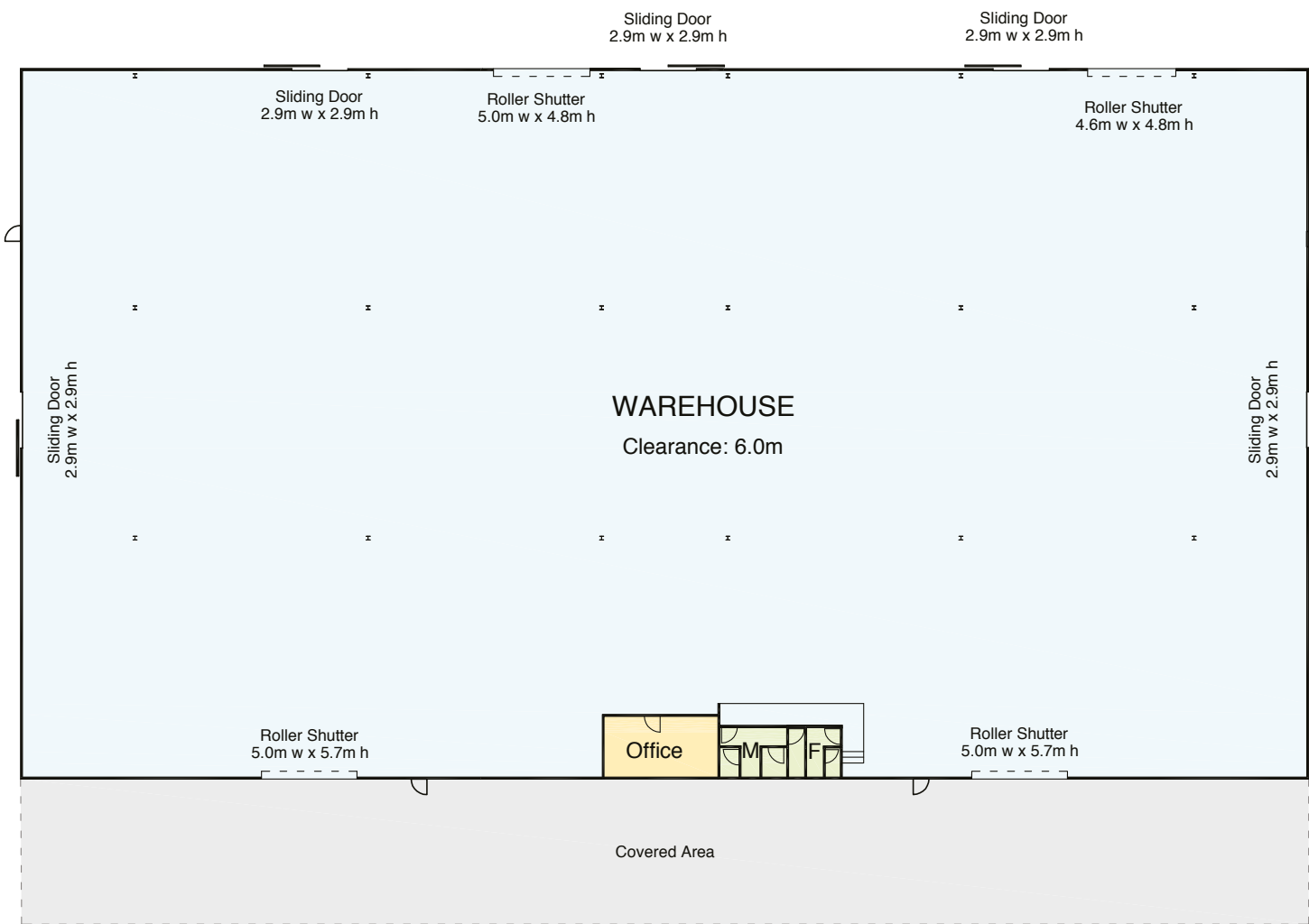
Building 23

Proposed Building Areas

Warehouse	2,503m ²
Covered Area	512m ²
TOTAL	2,503m ²

Features

- 2,503m² of warehouse space.
- Access via multiple container height roller shutters.
- Office available on request – flexible configuration.



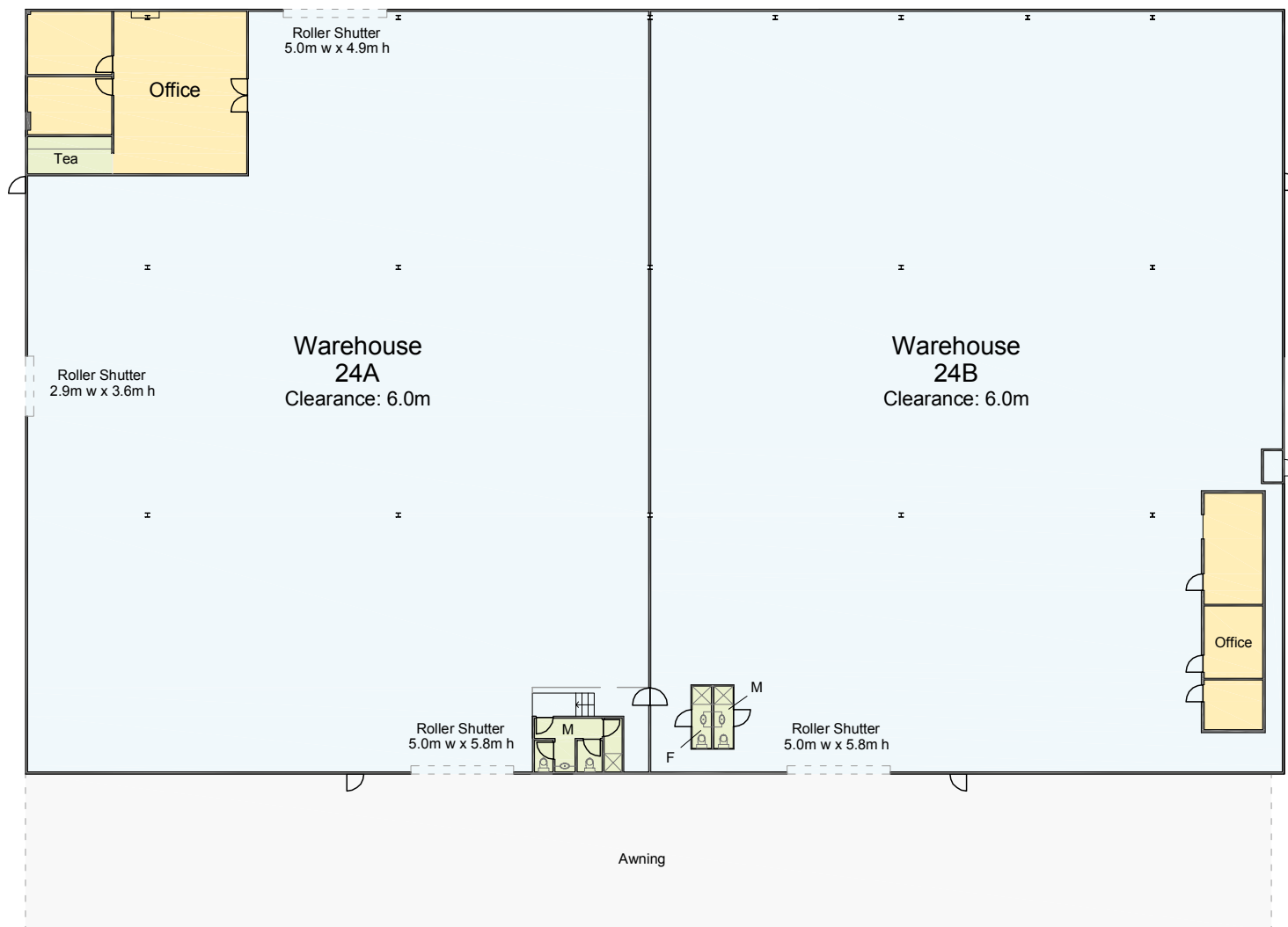
Building 24

Proposed Building Areas

Warehouse	2,276m ²
Covered Area (approx.)	460m ²
TOTAL	2,276m ²

Features

- 2,276m² of warehouse with small portable office.
- Access via single container height roller shutter.
- Office available on request – flexible configuration.



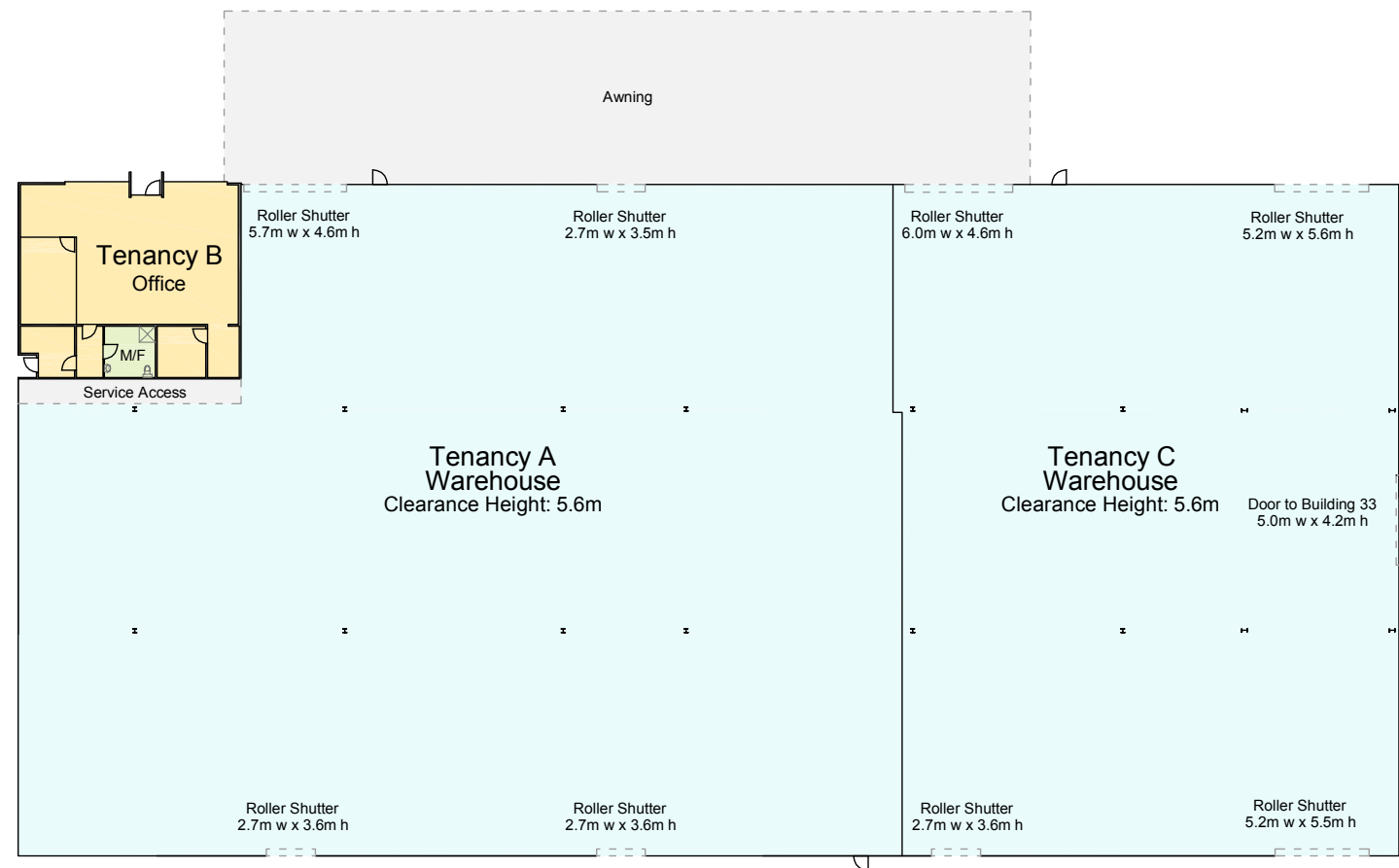
Building 33

Proposed Building Areas

Tenancy A	1,666m ²
Tenancy B	151m ²
Tenancy C	1,032m ²
Awning	428m ²
TOTAL	2,849m ²

Features

- 1,666m² of warehouse space.
- Flexible configuration.
- Access via multiple container height roller doors.





Retail Town Centres nationally
valued at approximately

\$7.2bn

Stockland is one of the largest diversified
property groups in Australia with

over \$15.7bn

of real estate assets

Workplace and Logistics portfolio
with 34 properties valued over

\$3bn

37 Retail

Town Centres
located across Australia



Stockland

The leading residential developer
with 59 communities, over 81,000 lots
remaining and end-market value of

\$23bn

More than 3,500 tenants
generating in excess of

\$6.7bn

in retail sales per annum

58

Green Star ratings across our
Office and Retail for Design,
as Built and Performance

One of the leading retirement
living operators with

over 9,600

established units across Australia

Notes:

Ray White

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