



Hendra Industrial Estate

420 Nudgee Road, Hendra QLD



Stockland :: Hendra Industrial Estate

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.

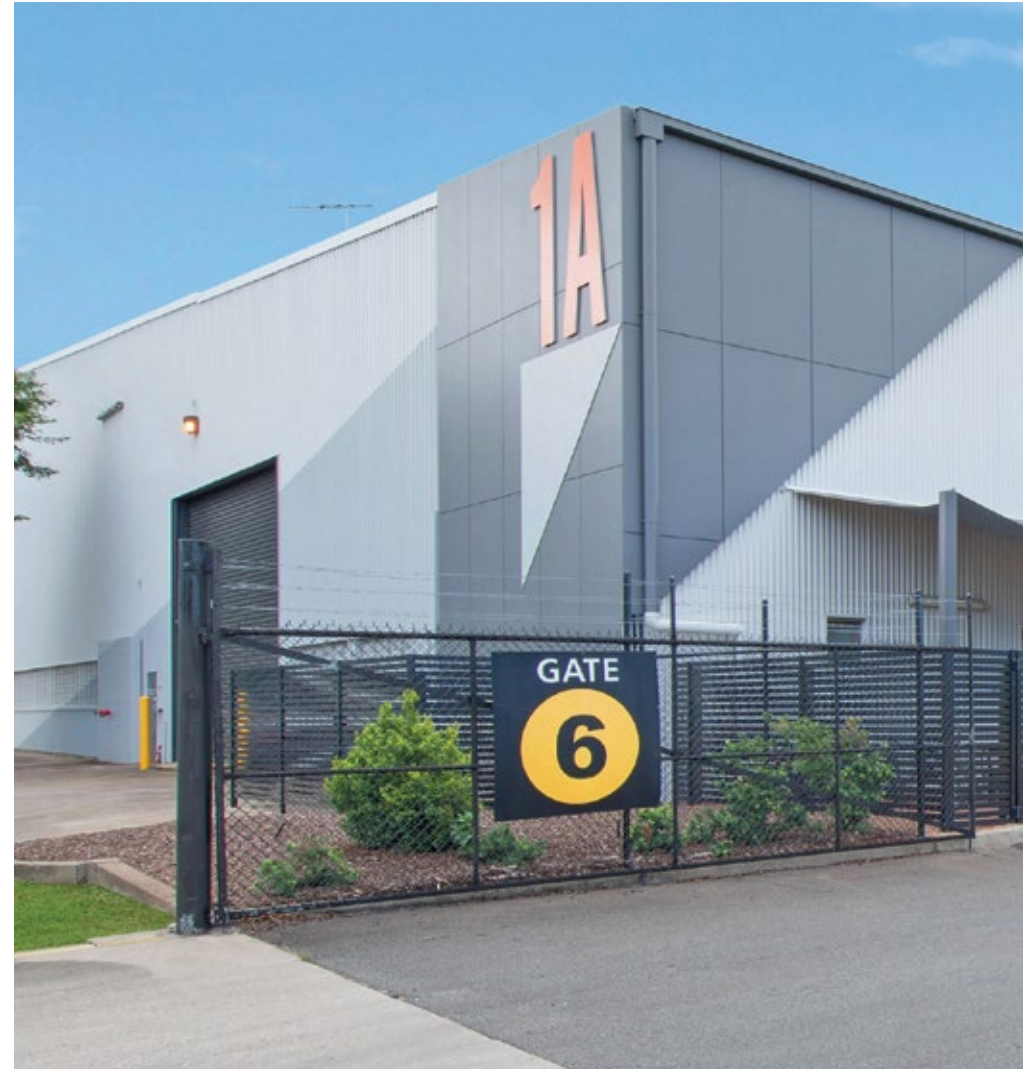
Key Information

- 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 Aramex, CNW, CV Services, CSR, Hitachi and other high quality organisations.

*Approximately.

Please note, all distances and times on this page are approximate only. All details featured/mentioned are also subject to Stockland and Authority approvals.

*Incoming tenant responsible for verifying heights prior to lease commitment. All details/features above are subject to Stockland and Authority approvals.



Located in 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*

	ADDRESS 420 Nudgee Road, Hendra QLD
	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



*All distances are approximate only.

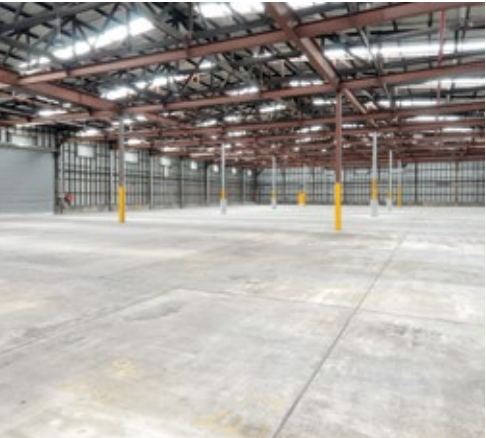
Hendra Industrial Estate plan

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
Warehouse 1A	14,213m ²
Building 25	2,504m ²

Key

- Leased
- Available
- Landscaping



Plan is indicative only and all sizes are approximate. *Please also note that all detail on this page is subject to relevant Stockland and Authority approvals.

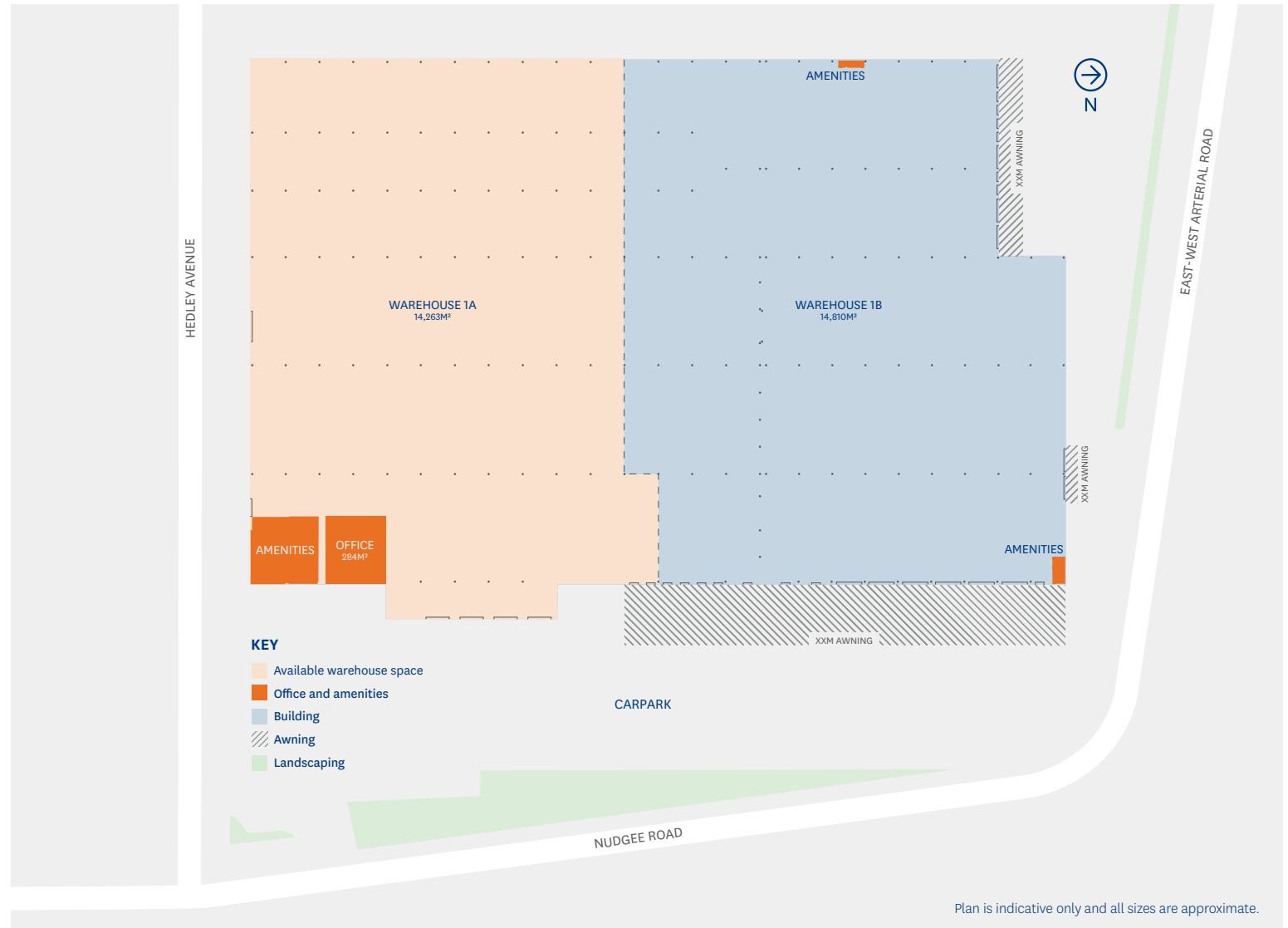
Available space – Warehouse 1A

Warehouse 1A: 14,263m²
Available immediately

Features Include:

- 642m² office and amenities
- Four on-grade loading bays
- Two loading docks
- Generous hardstand
- High-clearance warehouse
- LED lighting throughout

*Approximately.



Plan is indicative only and all sizes are approximate.

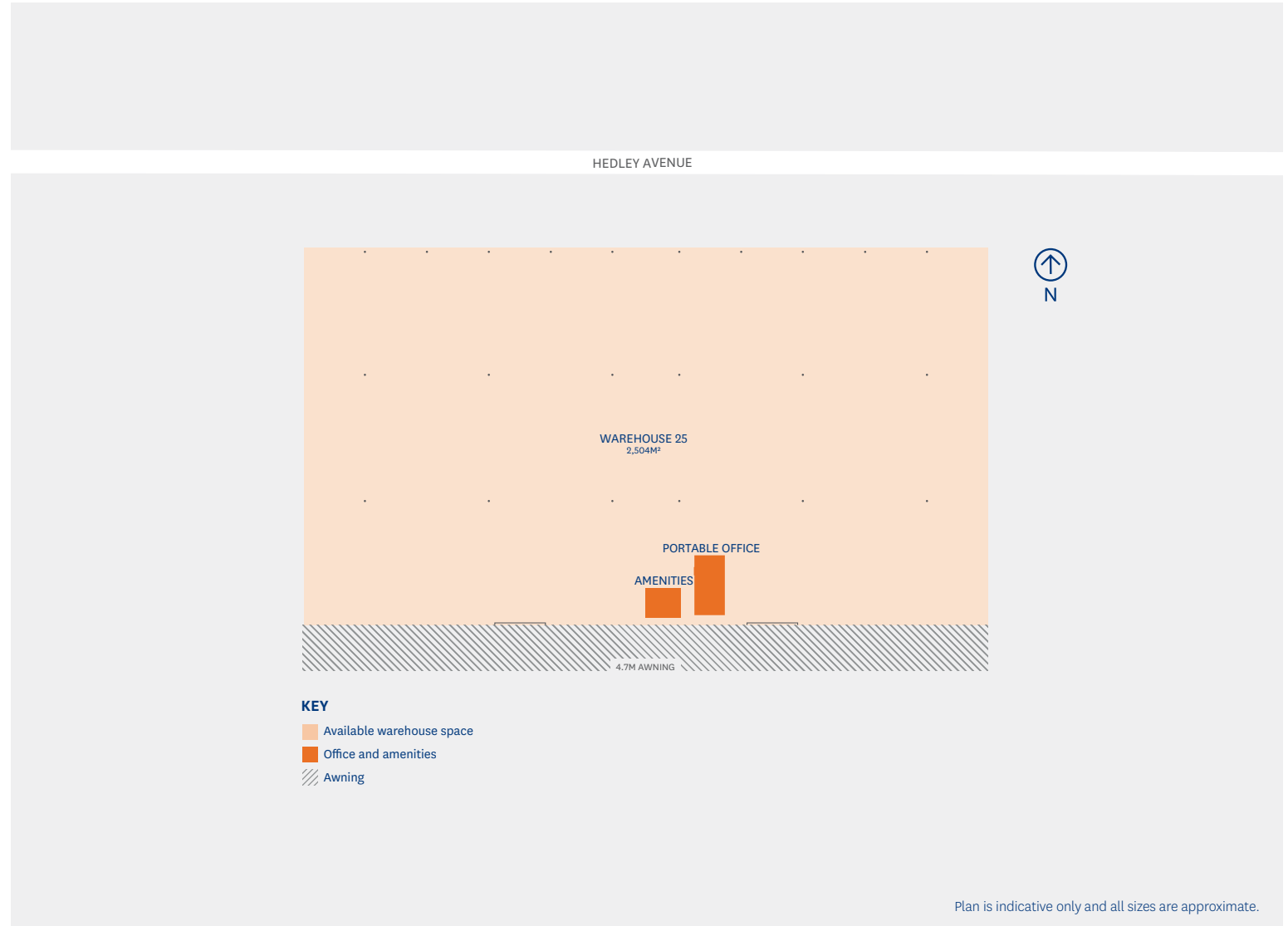
Available space – Warehouse 25

Warehouse 25: 2,504m²
Available immediately

Features Include:

- 2,504m² of warehouse with small portable office
- Access via two single container height roller shutters
- Office available on request – flexible configuration

*Approximately.



Plan is indicative only and all sizes are approximate.

Partnering with Stockland

An Overview

Stockland is one of the largest diversified real estate groups in Australia with \$15.0 billion of real estate assets*

We are Australia's largest community creator covering whole of life housing solutions.

We own, manage and develop retail town centres, workplace and logistics assets, residential and retirement living communities.

Workplace and Logistics

Owner

The Workplace and Logistics portfolio comprises 35 properties encompassing close to 1.4 million square metres of building area with a gross book value of \$4.1 billion*. Our properties are strategically positioned in key locations for logistics, infrastructure and employment.

Developer

Our Development business currently has a \$5.5 billion development pipeline^ This pipeline is focused on Melbourne, Sydney and Brisbane in

core industrial and office markets. Our Development business works closely with both existing and new customers offering a range of opportunities including Land Sales, Pre-lease and Turnkey solutions.

Asset Manager

Our Asset Management team, consisting of Asset, Property and Facility Managers, works directly with our customers on all property related matters for leased properties.

A high level of customer service is a key focus for this team which helps build commercial relationships and also enables future opportunities to be identified.

Sustainability

We have over a decade of sustainability leadership credentials from leading global rating agencies.



Coopers Paddock, Warwick Farm, NSW

*As at 30 June 2020.

^Stockland's share of expected incremental development spend, including land cost and subject to planning approval. As at 25 August 2020.

MEMBER OF
Dow Jones Sustainability Indices
In Collaboration with RobecoSAM

Global Real Estate Sector Leader

Dow Jones Sustainability Index 2011, 2013, 2015, 2016, 2018



Employer of Choice for Gender Equality

Australia's Workplace Gender Equality Agency



CDP Climate A List

Global leader on climate action and disclosure



Global Sector Leader – Diversified, Retail/Office Listed

Global Real Estate Sustainability Benchmark (GRESB)

Recent Stockland Logistics Projects



For enquiries contact:

QLD ASSET MANAGER

Ian Sutcliffe

M 0434 561 366

E ian.sutcliffe@stockland.com.au

REGIONAL ASSET MANAGER

Amanda Elgammal

M 0433 578 568

E amanda.elgammal@stockland.com.au

stockland.com.au/hendra

Disclaimer: While every endeavour has been made to ensure the accuracy of the information contained in this document, Stockland Corporation Limited and its related entities (Stockland) give no warranty, guarantee or representation that the information provided is complete, accurate, up to date or suitable for your particular use or transaction. Stockland will not be liable for any loss, damage, cost or expense (whether direct or indirect) incurred by you as a result of your use of, or reliance on, or interpretation of the information provided in this document. You should seek legal or other professional advice in relation to the information contained in this document. February 2021.



Stockland ∴ Hendra Industrial Estate