



*Flexibility
meets
affordability*

—
NOW
LEASING
—

Introducing Hendra Distribution Centre

Hendra Distribution Centre is an 83,000sqm 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.

Property Address	420 Nudgee Road, Hendra, Qld
Floor Area	Warehouse: From 1,200sqm to 7,700sqm Office: Dependant on Tenant Requirements
Location Description	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 nine radial kilometres from the CBD.
Property Summary	<ul style="list-style-type: none">— Strong exposure to Nudgee Road and the East-West Arterial Road— Functional warehousing space with designated onsite parking— Drive-through access— Undercover loading and container set-down areas with awning access— Dedicated hardstand areas available upon negotiation— Highly competitive terms, rental rates and incentives— Flexible terms and competitive rental rates
Sustainability	LED lighting installed in all buildings







Nudgee Road

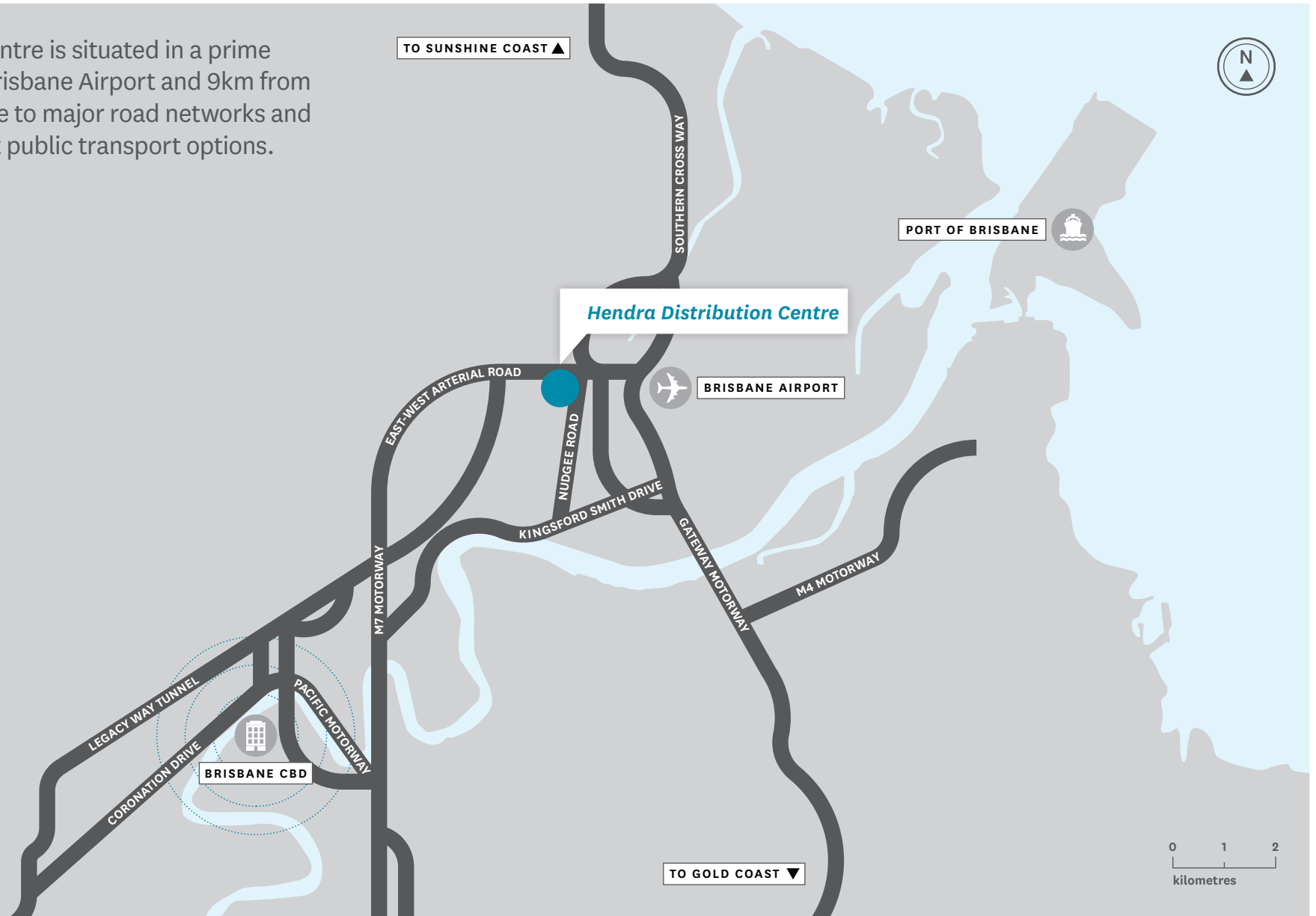
East-West Arterial Road

Gateway Motorway

Location

Brisbane's logistics hub

Hendra Distribution Centre 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.





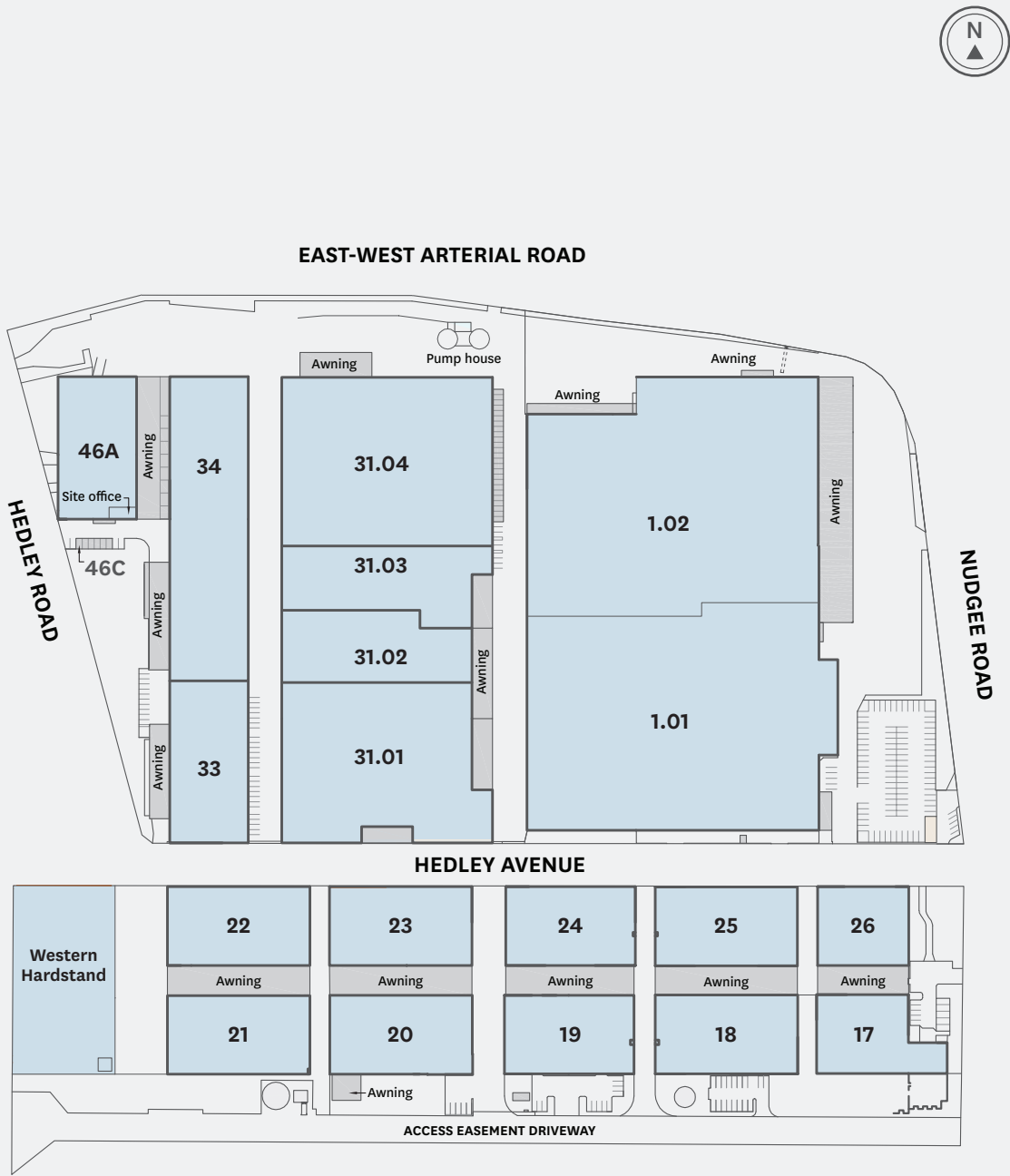
EAST WEST
ARTERIAL RD
City

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)
Building 17	1,904sqm	\$90/sqm
Building 18	2,503sqm	\$85/sqm
Building 24	2,277 sqm	\$85/sqm
Building 25	2,503sqm	\$85/sqm
Building 26	1,601sqm	\$90/sqm
Building 31.03	3,064 sqm	\$100/sqm
Building 34	5,354sqm	\$90/sqm
Western Hardstand	3,923sqm	\$25/sqm





A significant development pipeline

6 centres

forecast to commence developments
in the next 12 months

One of the

largest retail

property owners, developers
and managers in Australia

Logistics & Business Parks portfolio
with 21 properties valued at

\$1.6bn

Over \$6.3bn

in sales annually from around
3,200 retail stores



Stockland

Shopping centres nationally
valued at approximately

\$5.7bn

One of the leading retirement living
operators with over

8,400

established units across Australia

The leading residential developer,
with over 78,000 lots
and a total end value of

\$19.8bn

Australia's largest

diversified

property company



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