

*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.

Property Address

420 Nudgee Road, Hendra, Qld

Floor Area

Warehouse: From 1,200m² to 6,000m².

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.

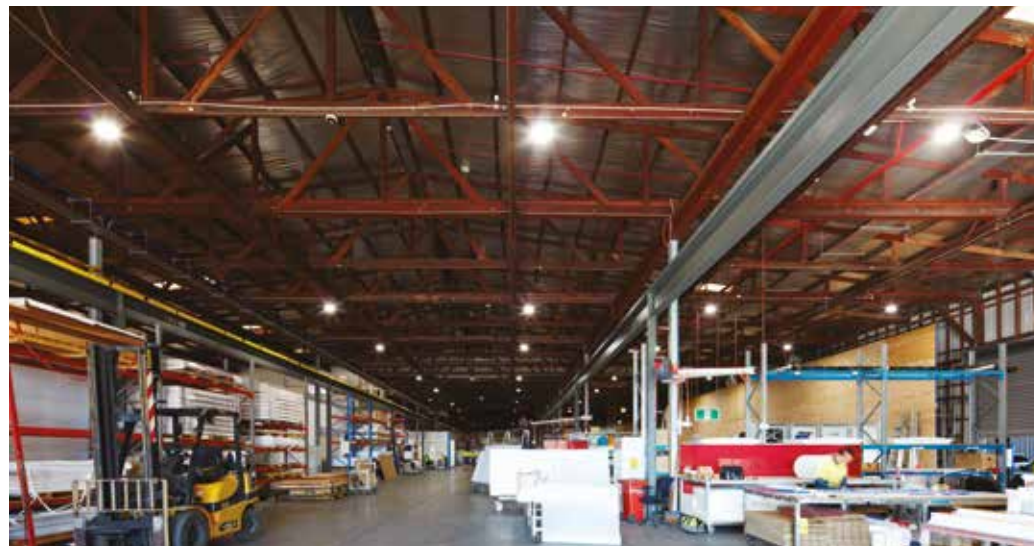
This allows for excellent access North, South, East and West and is only a few minutes to the Brisbane Airport; all within 9 radial kilometres from the CBD.

Property Summary

- 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
- Join CNW, CV Services, KMART, Bev Chain, Fastway Couriers and other high quality organisations

Sustainability

LED lighting installed in all buildings.







Nudgee Road

Hendra Industrial Estate, Hendra

East - West Arterial Road



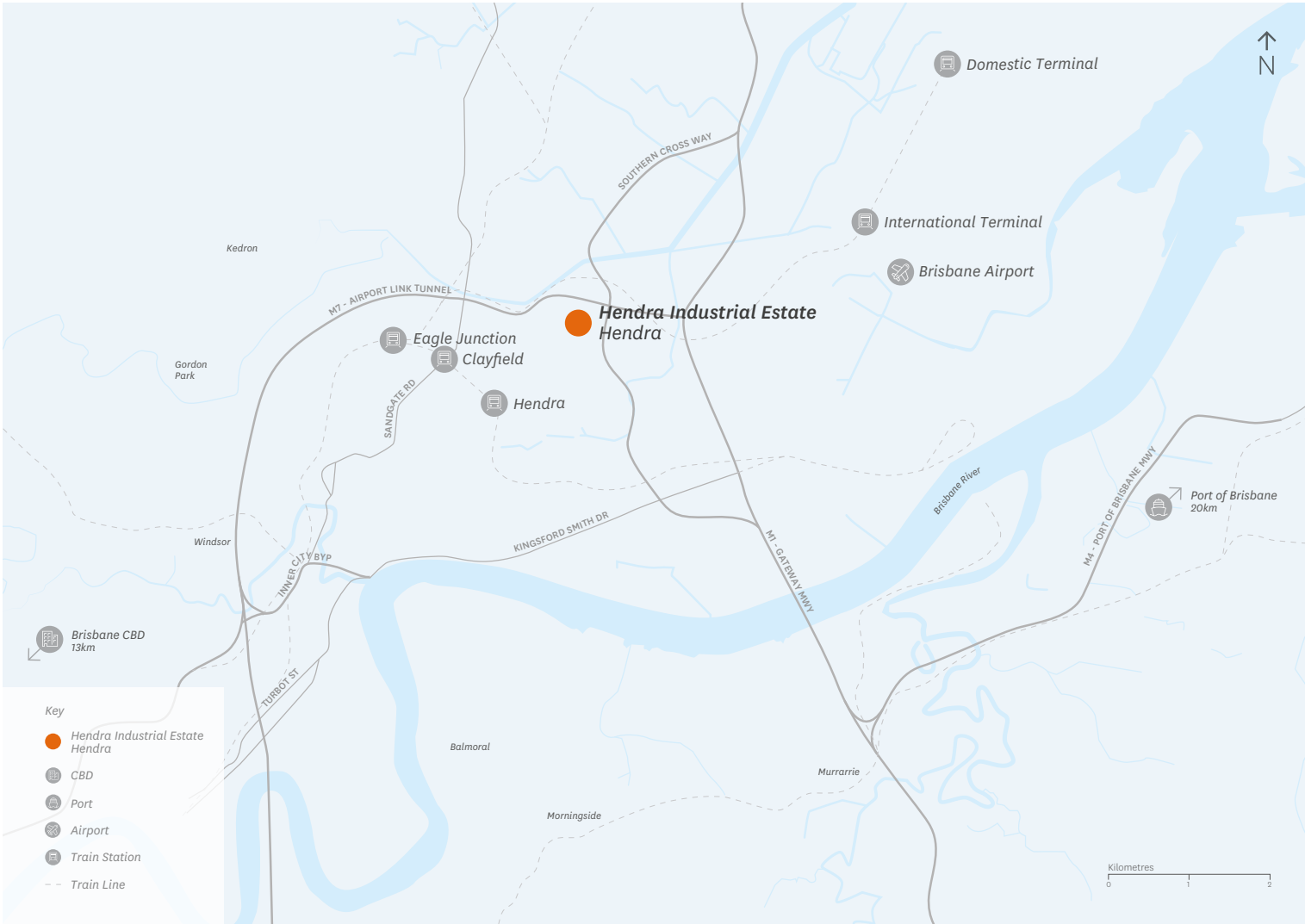
Location

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:

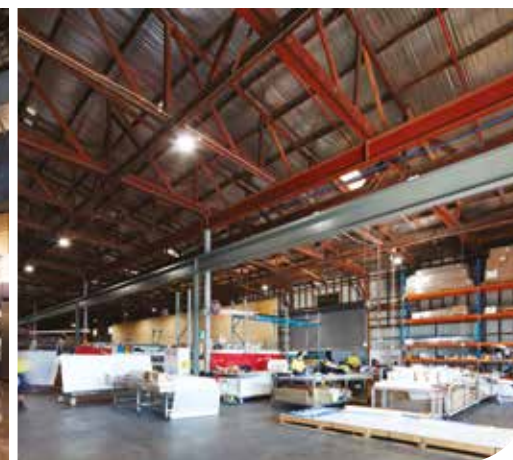
| Infrastructure | Distance |
|-------------------------|----------|
| Brisbane Airport | 4.1km |
| Gateway Motorway | 350m |
| Port of Brisbane | 19.4km |
| Inner City Bypass | 5.2km |
| Toombul Shopping Centre | 1.7km |
| Doomben Train Station | 2.3km |



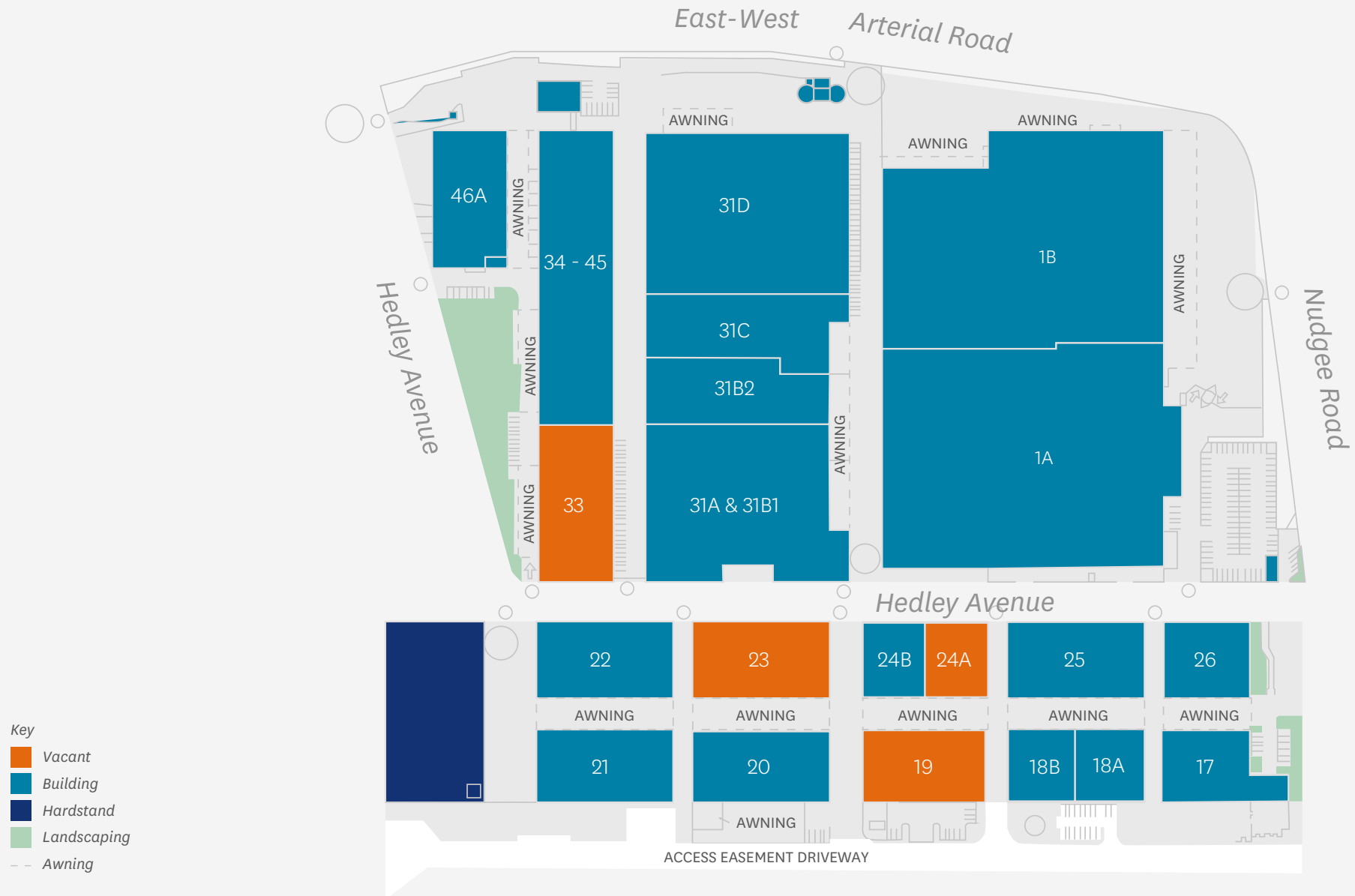
The opportunity **Available space**

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 19 | 2,280m ² | \$90/m ² |
| Building 23 | 2,503m ² | \$90/m ² |
| Building 24A | 1,147m ² | \$85/m ² |
| Building 33 | 2,698m ² | \$85/m ² |



Site Plan



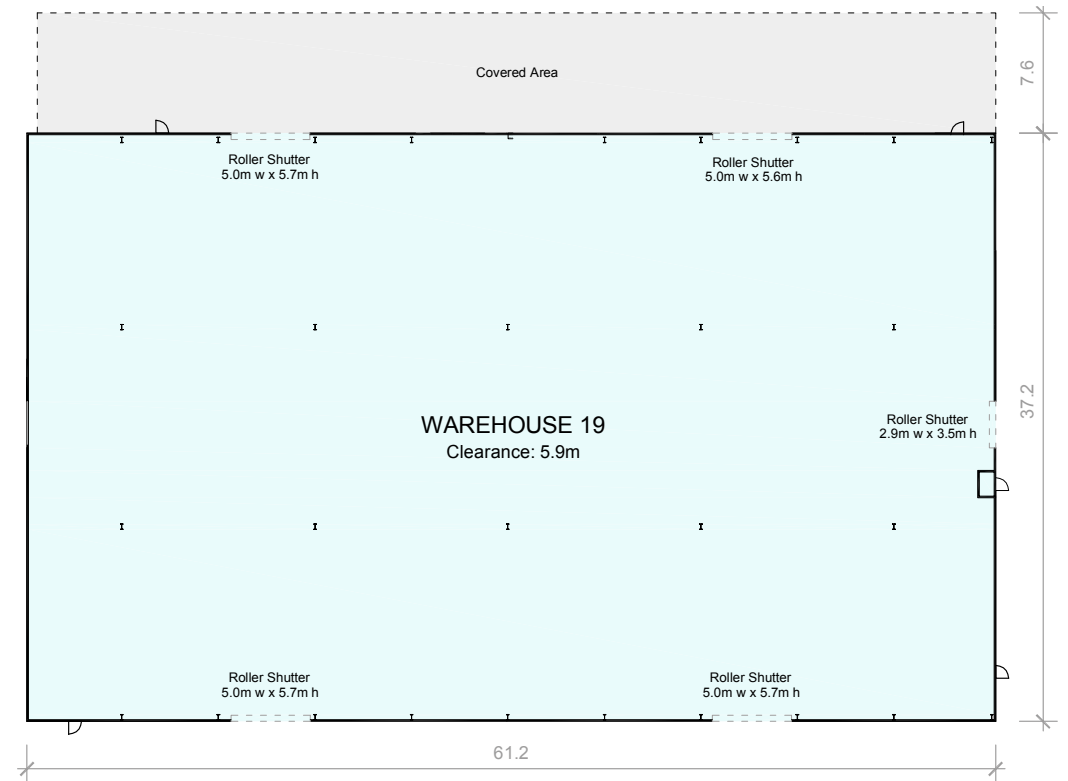
Building 19

Overview

- 2,280m² warehouse
- Access via multiple container height roller shutters
- Office available on request - flexible configuration
- Exclusive use hardshed

Information Schedule

| | |
|-----------------------|---------------------------|
| Warehouse 19 | 2,280m ² |
| Total area | 2,280m² |
| Covered area (approx) | 460m ² |



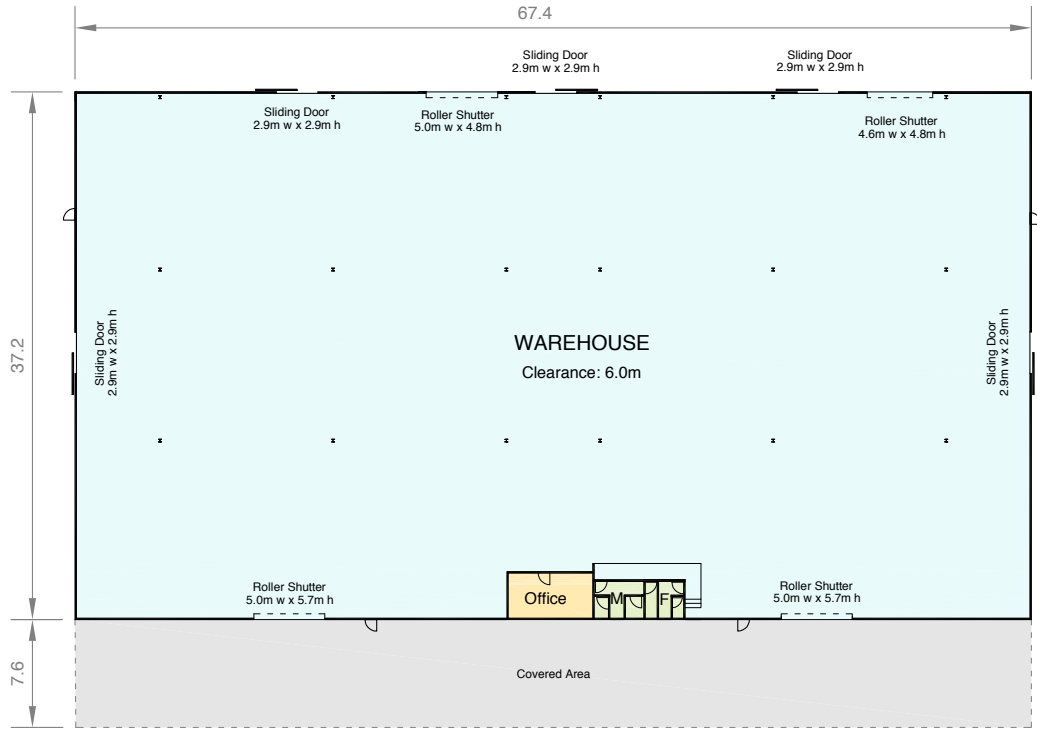
Building 23

Overview

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

Information Schedule

| | |
|--------------|---------------------------|
| Warehouse | 2,503m ² |
| Total area | 2,503m² |
| Covered area | 512m ² |



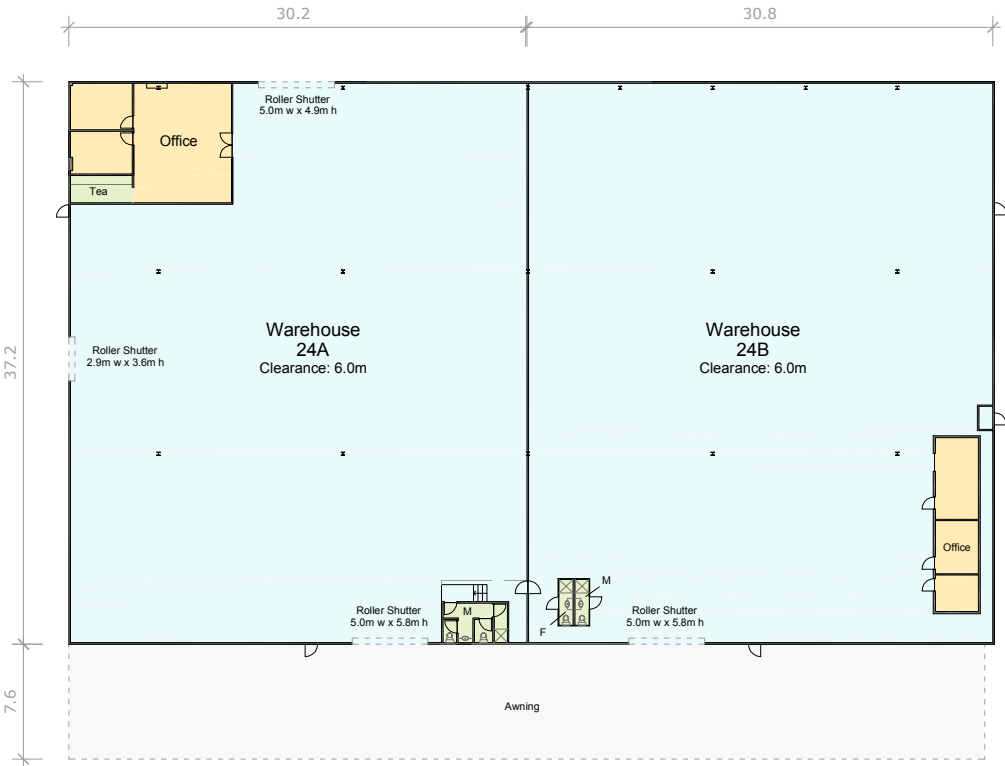
Building 24A

Overview

- 1,147m² warehouse with small portable office
- Access via single container height roller shutter
- Office available on request - flexible configuration

Information Schedule

| | |
|-----------------------|---------------------|
| Warehouse | 2,276m ² |
| Total area | 2,276m ² |
| Covered area (approx) | 460m ² |



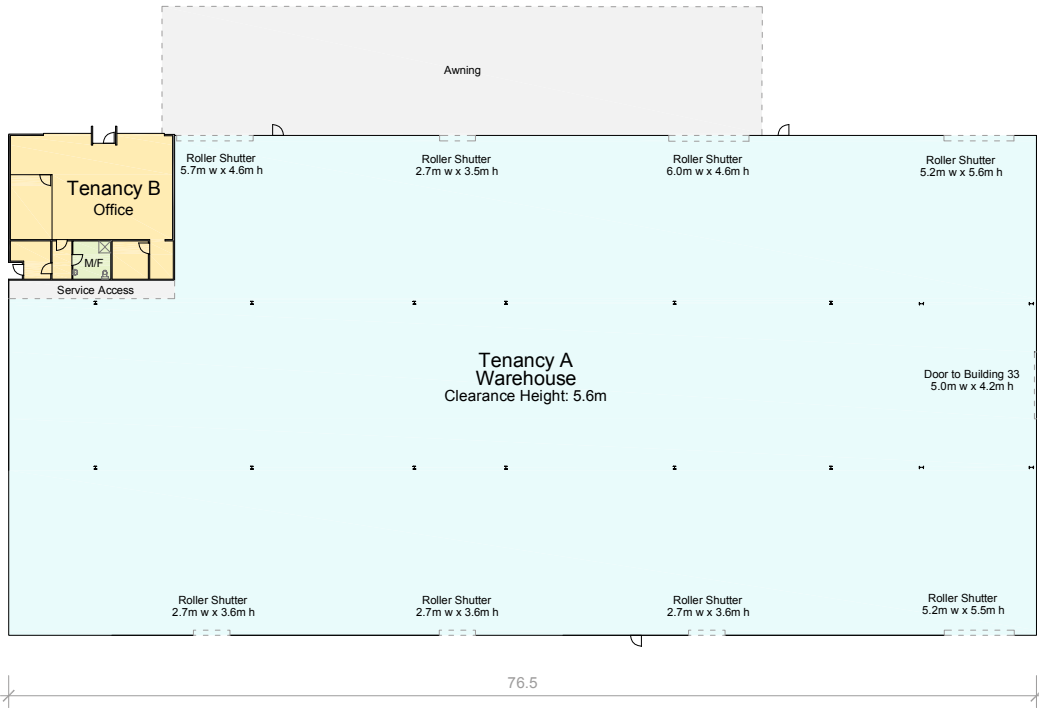
Building 33

Overview

- 2,270m² warehouse
- Access via multiple container height roller shutters
- Office available on request - flexible configuration

Information Schedule

| | |
|--------------------|---------------------|
| Warehouse | 2,763m ² |
| Office | 81m ² |
| First floor office | 81m ² |
| Total area | 2,925m ² |
| Awning | 429m ² |





21 logistics assets valued at over

\$1.3bn

across

1,193,753m²

Logistics & Business Parks portfolio with

27 properties

valued at

\$2.1bn

Current logistics development
projects totalling

\$176m

and pipeline of

\$591m

Over \$6.7bn

in sales annually from around
3,500 retail stores



Stockland

Shopping centres nationally
valued at approximately

\$7.3bn

One of the leading retirement
living operators with

**over 9,600
established units**

across Australia

The leading residential developer,
with over 85,000 lots
and a total end value of

\$22.8bn

Office portfolio with
8 properties valued at

\$0.8bn

Ray White

LEASING AGENTS

Aaron Aleckson

M 0434 258 601

Paul Anderson

M 0438 661 266

CBRE

LEASING AGENTS

Dan Munnich

M 0439 688 312

Peter Turnbull

M 0417 603 195

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