

# GOOD IS EXCEEDING EXPECTATIONS

# GREAT IS WHAT YOU DO FROM HERE

MAKING  
SPACE  
FOR  
GREATNESS



**BRISBANE GATE INDUSTRIAL PARK**

Unit 2, 400 Nudgee Road, Hendra, QLD



# OVERVIEW

A rare opportunity to secure newly refurbished 11,121 sqm warehouse and office space on Brisbane's Trade Coast.

| AREA SCHEDULE              | SQM           |
|----------------------------|---------------|
| Warehouse                  | 10,314        |
| Office A                   | 689           |
| Office B                   | 78            |
| Dock office                | 40            |
| <b>Total building area</b> | <b>11,121</b> |

## Property features

- + Ideal location for last-mile delivery
- + Opportunity for showroom
- + High exposure to Nudgee Road with signage space available
- + 3,078–11,121 sqm warehouse and office
- + Internal ridge height 12.1m
- + 8 roller shutters + 2 recessed docks
- + ESFR sprinkler system
- + Rooftop solar
- + LED lighting throughout.

Artist's impression





# LOCATION



**1KM**

to Gateway  
Motorway

**5KM**

to Brisbane  
Airport

**9KM**

to Brisbane  
CBD

**19.6KM**

to Port of  
Brisbane

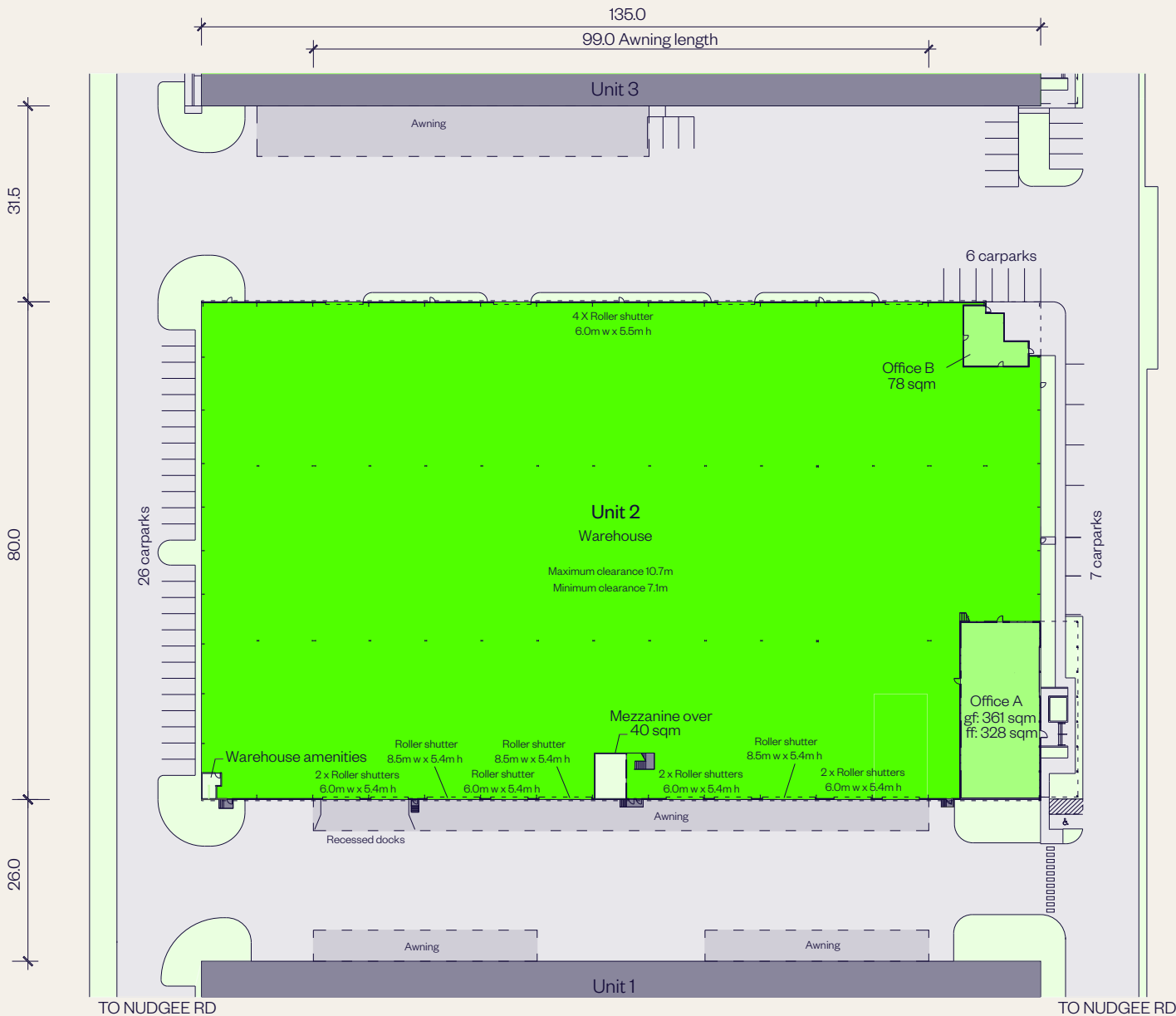
Offering strong connectivity  
across Brisbane and beyond,  
the estate is exceptionally placed  
for efficient last-mile delivery.



# SITE PLAN

400 Nudgee Road, Hendra

| AREA SCHEDULE           | SQM    |
|-------------------------|--------|
| Warehouse               | 10,314 |
| Office A ground floor   | 361    |
| Office A first floor    | 328    |
| Office B                | 78     |
| Mezzanine – dock office | 40     |
| Total building area     | 11,121 |

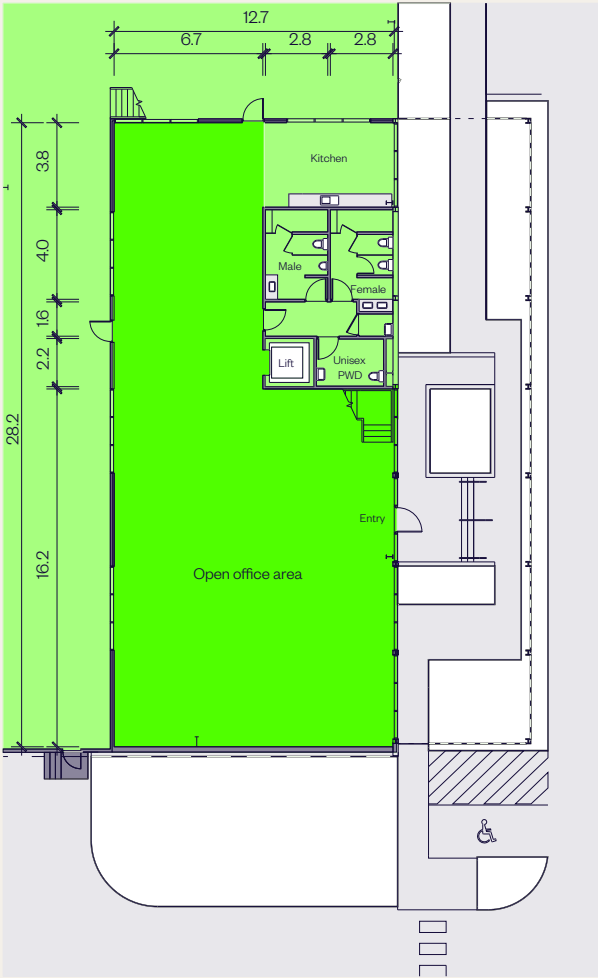




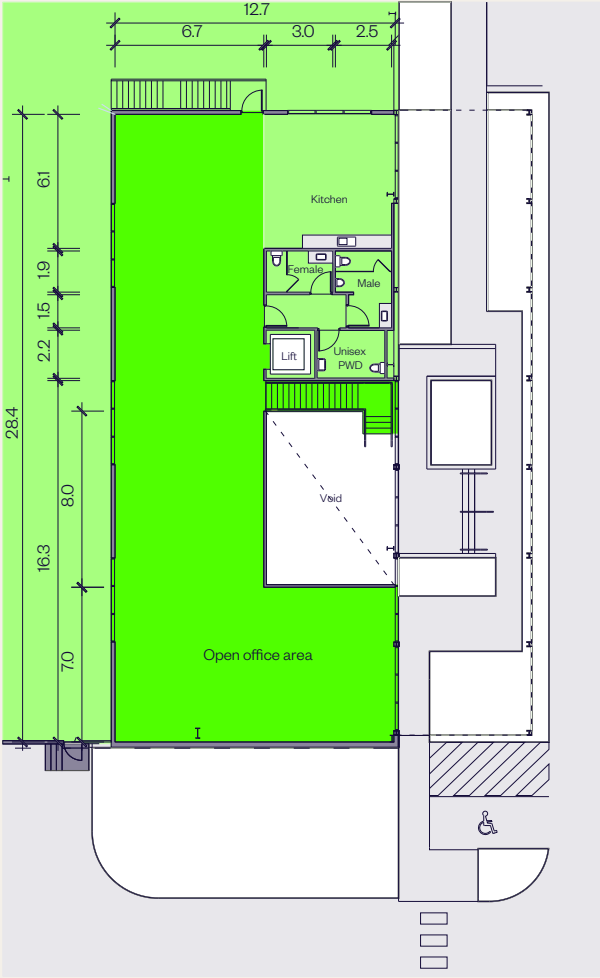
# OFFICE A PLAN

400 Nudgee Road, Hendra

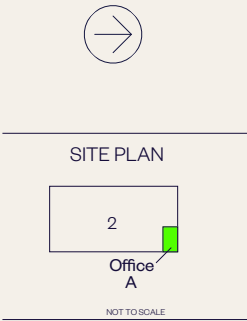
| AREA SCHEDULE                       | SQM        |
|-------------------------------------|------------|
| Office A and amenities ground floor | 361        |
| Office A and amenities first floor  | 328        |
| <b>Total Office A area</b>          | <b>689</b> |



Office A - Ground floor



Office A - First floor





# OFFICE B PLAN

400 Nudgee Road, Hendra

| AREA SCHEDULE                       | SQM       |
|-------------------------------------|-----------|
| Office B and amenities ground floor | 78        |
| <b>Total Office B area</b>          | <b>78</b> |



SITE PLAN



NOT TO SCALE

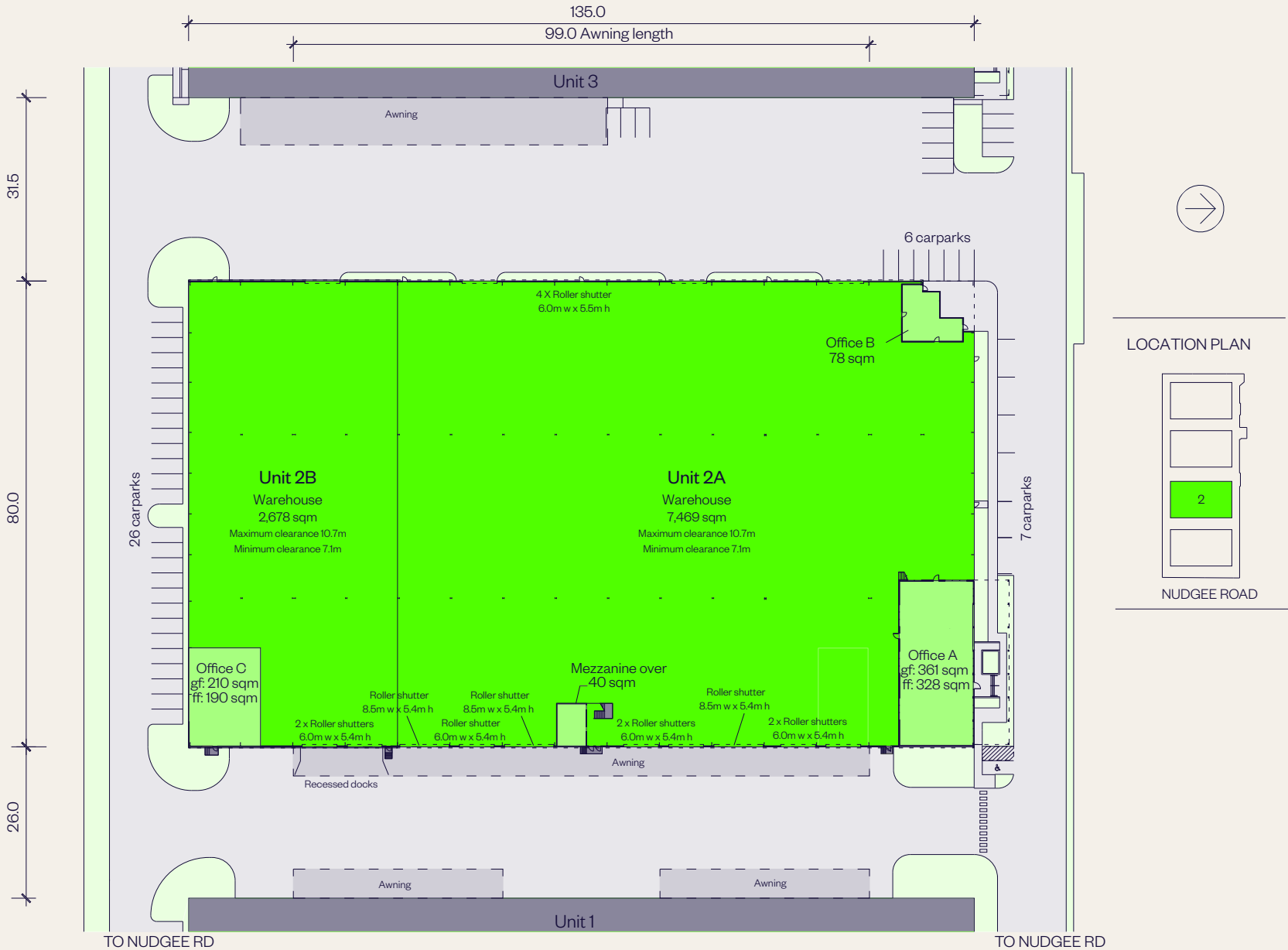
Office B – Ground floor



# SITE PLAN - OPTION 1

400 Nudgee Road, Hendra

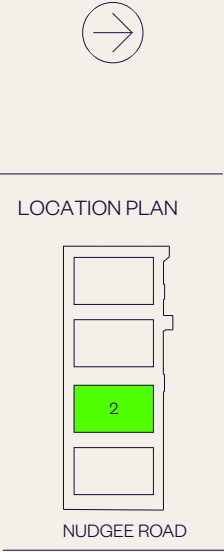
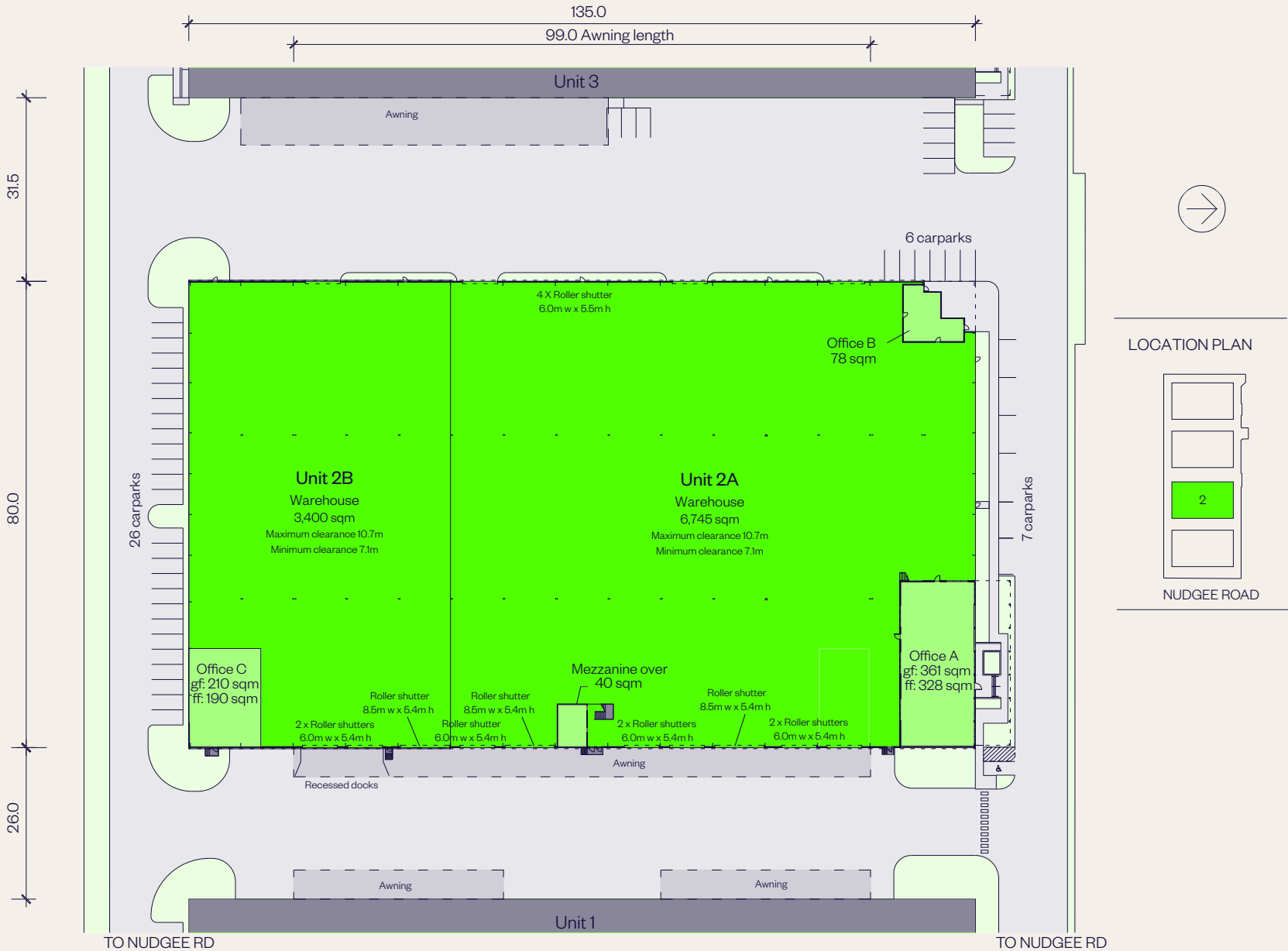
| AREA SCHEDULE           | SQM    |
|-------------------------|--------|
| Unit 2A                 |        |
| Warehouse               | 7,469  |
| Office A                | 689    |
| Office B                | 78     |
| Mezzanine – dock office | 40     |
| Total Unit 2A area      | 8,276  |
| Unit 2B                 |        |
| Warehouse               | 2,678  |
| Office C                | 400    |
| Total Unit 2B area      | 3,078  |
| Total building area     | 11,354 |



# SITE PLAN - OPTION 2

400 Nudgee Road, Hendra

| AREA SCHEDULE           | SQM    |
|-------------------------|--------|
| Unit 2A                 |        |
| Warehouse               | 6,745  |
| Office A                | 689    |
| Office B                | 78     |
| Mezzanine – dock office | 40     |
| Total Unit 2A area      | 7,552  |
| Unit 2B                 |        |
| Warehouse               | 3,400  |
| Office C                | 400    |
| Total Unit 2B area      | 3,800  |
| Total building area     | 11,352 |

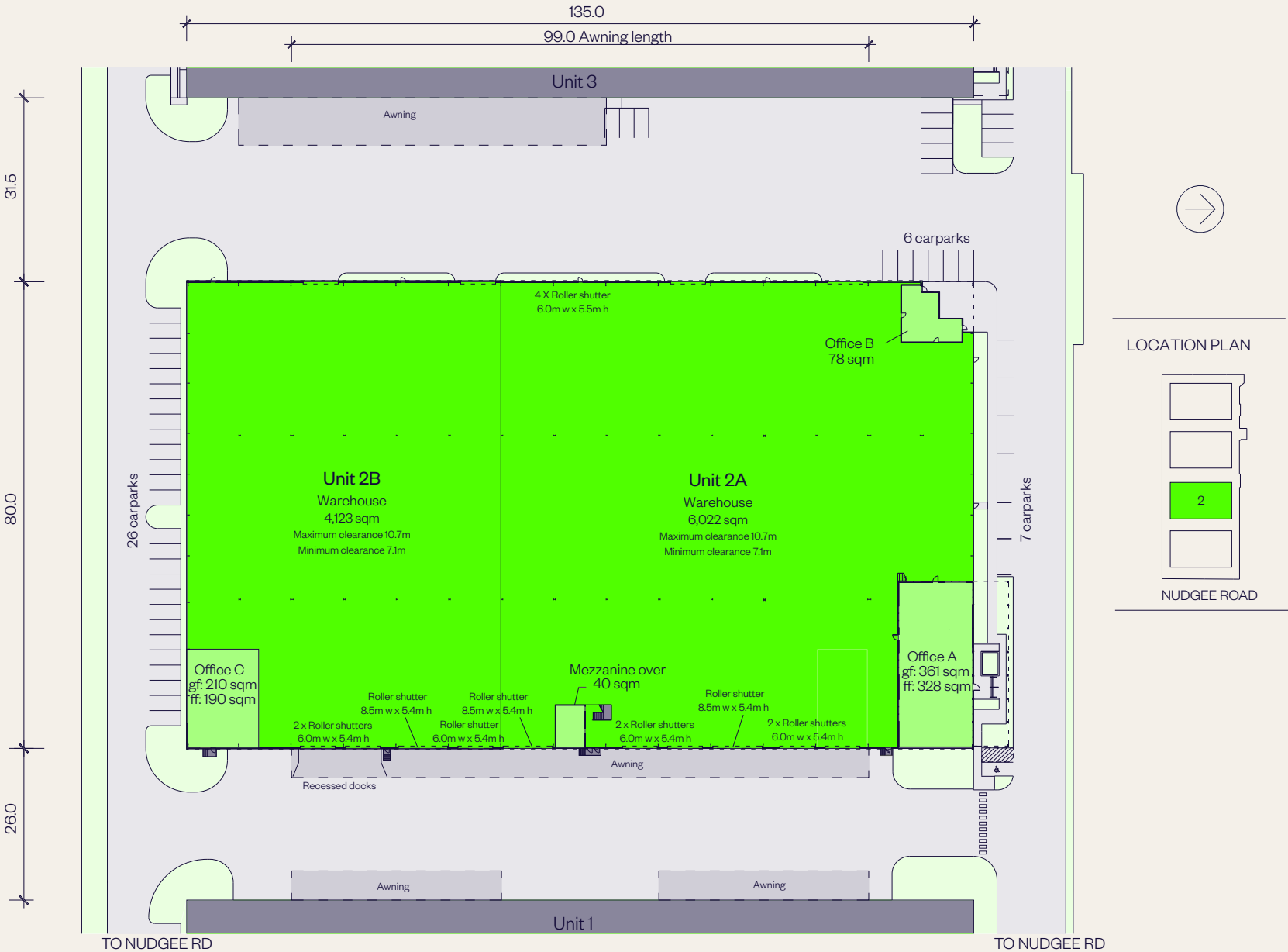




# SITE PLAN - OPTION 3

400 Nudgee Road, Hendra

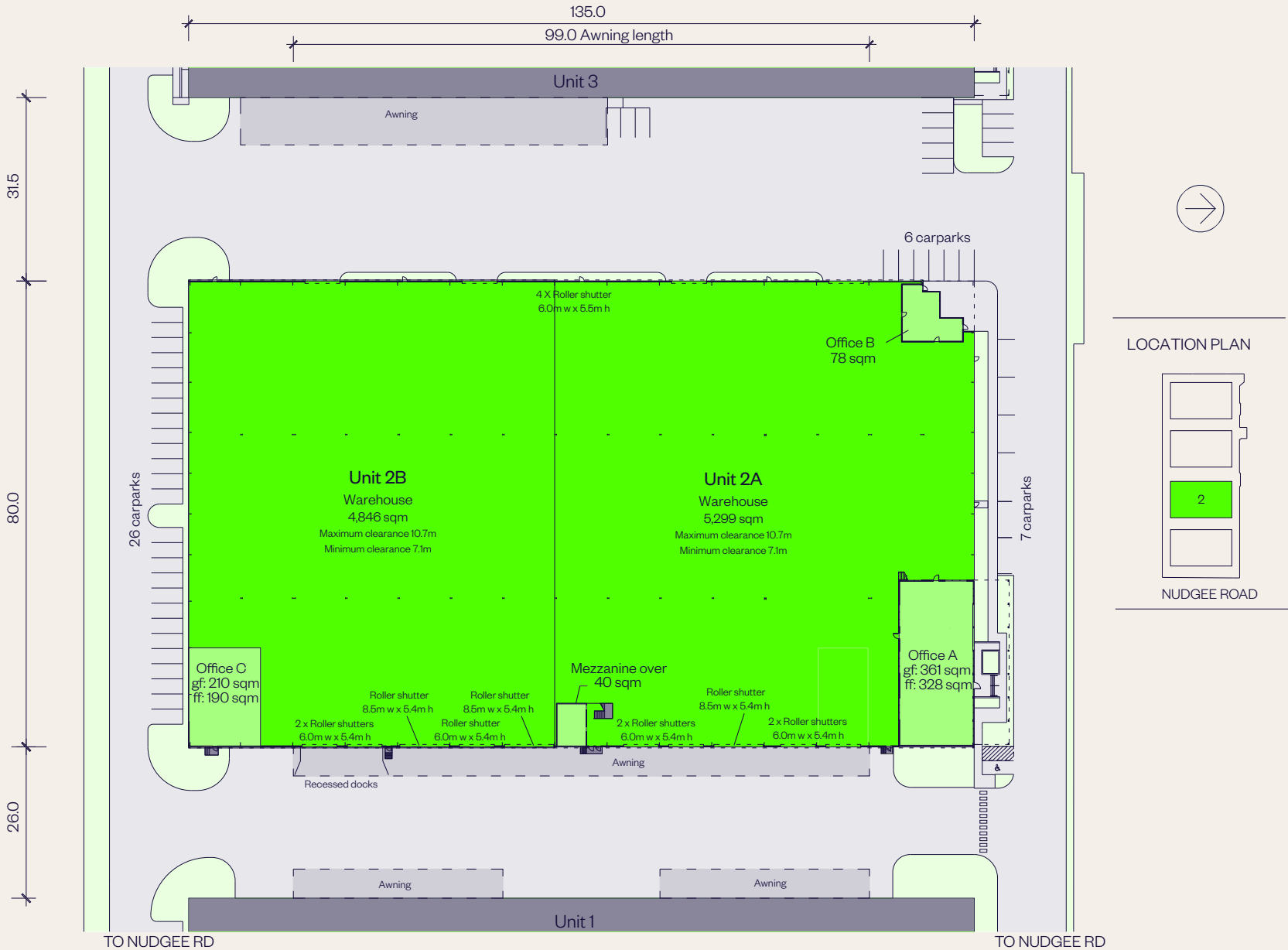
| AREA SCHEDULE           | SQM    |
|-------------------------|--------|
| Unit 2A                 |        |
| Warehouse               | 6,022  |
| Office A                | 689    |
| Office B                | 78     |
| Mezzanine – dock office | 40     |
| Total Unit 2A area      | 6,829  |
| Unit 2B                 |        |
| Warehouse               | 4,123  |
| Office C                | 400    |
| Total Unit 2B area      | 4,523  |
| Total building area     | 11,352 |



# SITE PLAN - OPTION 4

400 Nudgee Road, Hendra

| AREA SCHEDULE           | SQM    |
|-------------------------|--------|
| Unit 2A                 |        |
| Warehouse               | 5,299  |
| Office A                | 689    |
| Office B                | 78     |
| Mezzanine – dock office | 40     |
| Total Unit 2A area      | 6,106  |
| Unit 2B                 |        |
| Warehouse               | 4,846  |
| Office C                | 400    |
| Total Unit 2B area      | 5,246  |
| Total building area     | 11,352 |

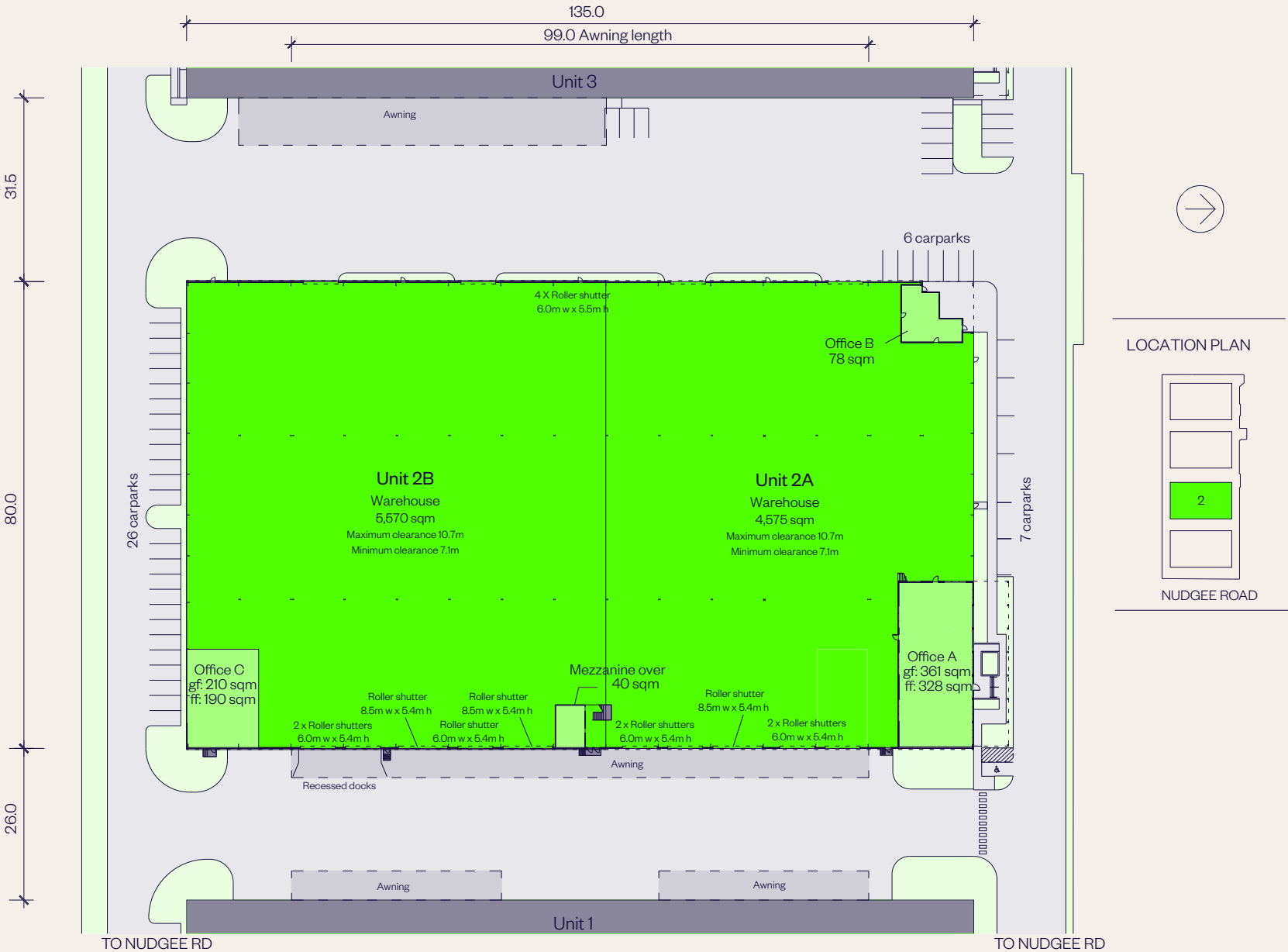




# SITE PLAN - OPTION 5

400 Nudgee Road, Hendra

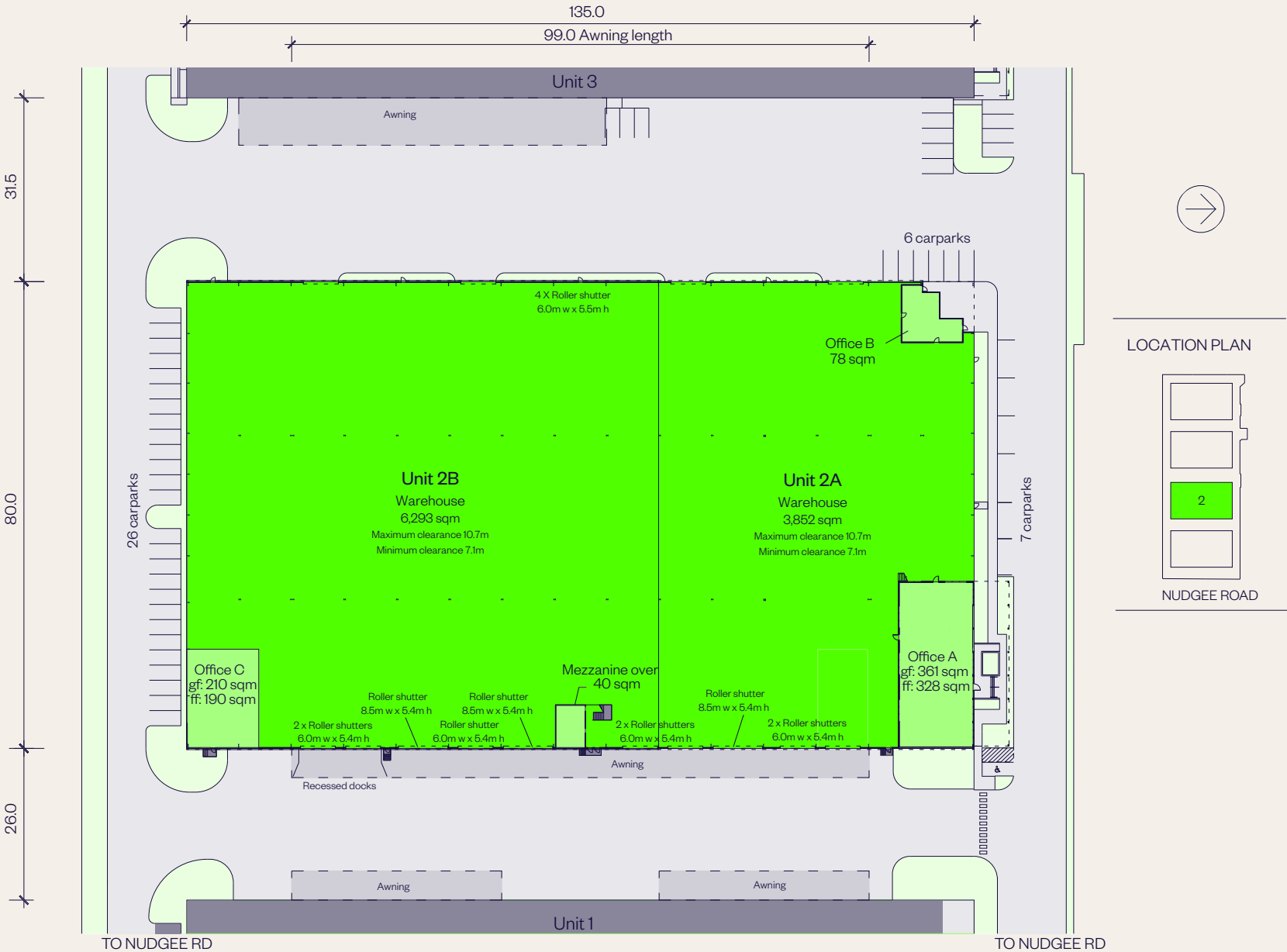
| AREA SCHEDULE           | SQM    |
|-------------------------|--------|
| Unit 2A                 |        |
| Warehouse               | 4,575  |
| Office A                | 689    |
| Office B                | 78     |
| Total Unit 2A area      | 5,342  |
| Unit 2B                 |        |
| Warehouse               | 5,570  |
| Office C                | 400    |
| Mezzanine – dock office | 40     |
| Total Unit 2B area      | 6,010  |
| Total building area     | 11,352 |



# SITE PLAN - OPTION 6

400 Nudgee Road, Hendra

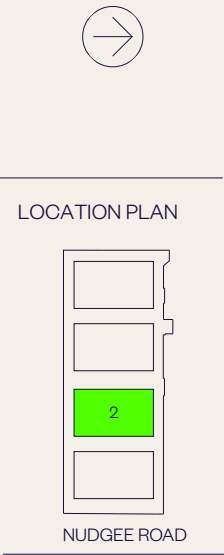
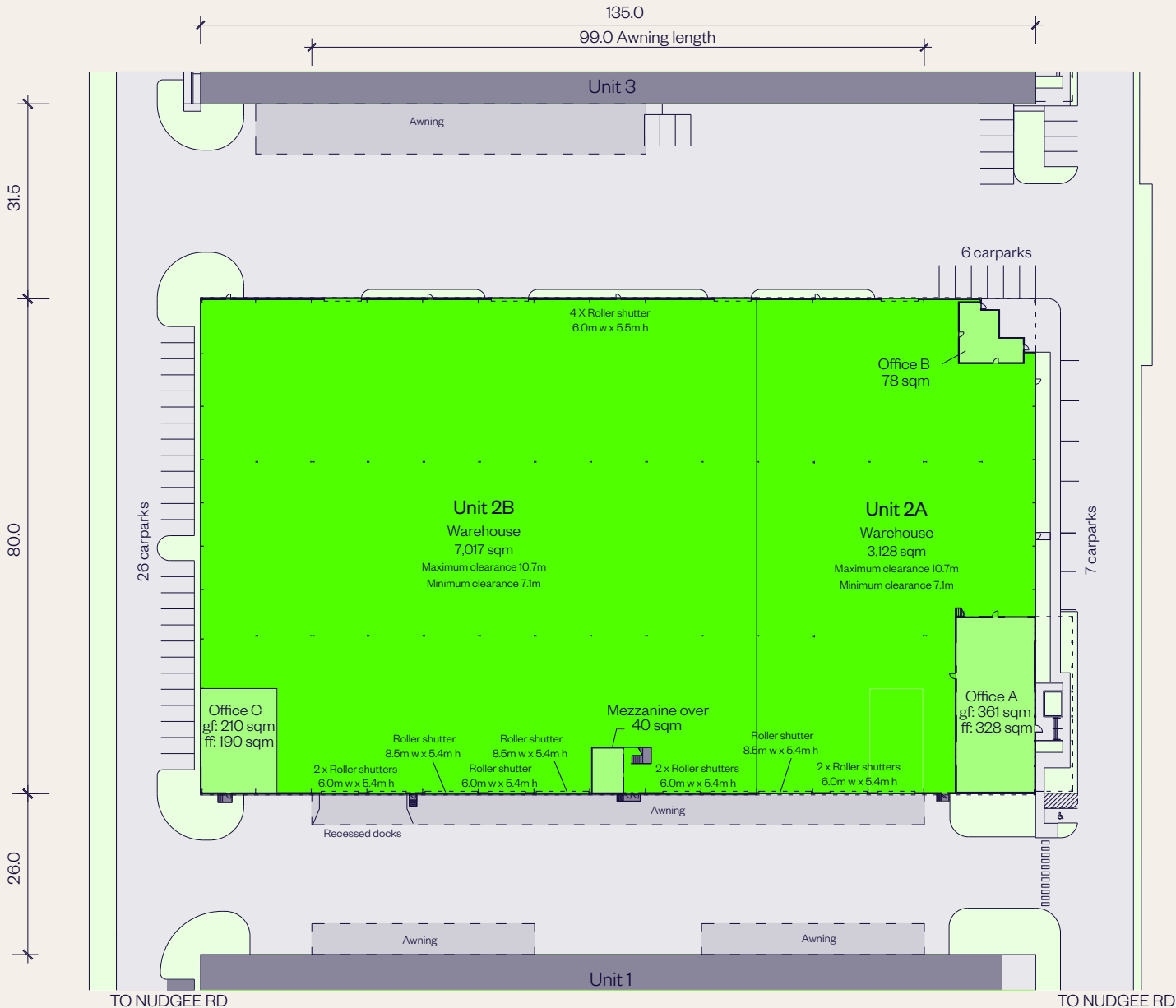
| AREA SCHEDULE           | SQM    |
|-------------------------|--------|
| Unit 2A                 |        |
| Warehouse               | 3,852  |
| Office A                | 689    |
| Office B                | 78     |
| Total Unit 2A area      | 4,619  |
| Unit 2B                 |        |
| Warehouse               | 6,293  |
| Office C                | 400    |
| Mezzanine – dock office | 40     |
| Total Unit 2B area      | 6,733  |
| Total building area     | 11,352 |



# SITE PLAN - OPTION 7

400 Nudgee Road, Hendra

| AREA SCHEDULE           | SQM    |
|-------------------------|--------|
| Unit 2A                 |        |
| Warehouse               | 3,128  |
| Office A                | 689    |
| Office B                | 78     |
| Total Unit 2A area      | 3,895  |
| Unit 2B                 |        |
| Warehouse               | 7,017  |
| Office C                | 400    |
| Mezzanine – dock office |        |
| Total Unit 2B area      | 7,457  |
| Total building area     | 11,352 |

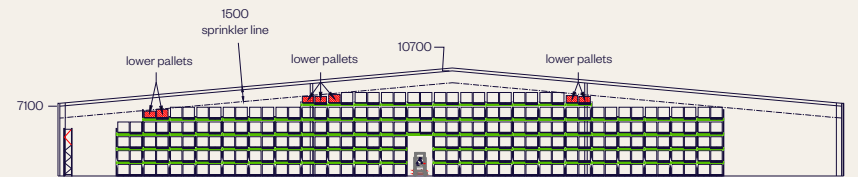
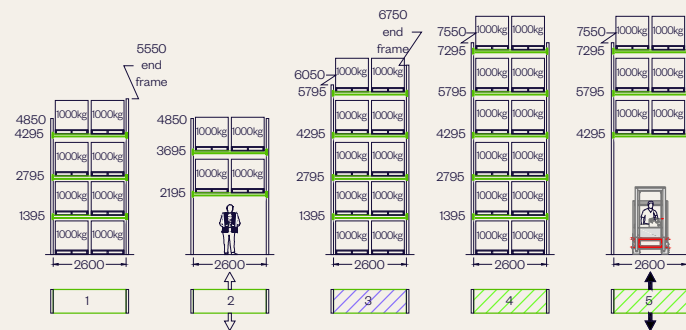
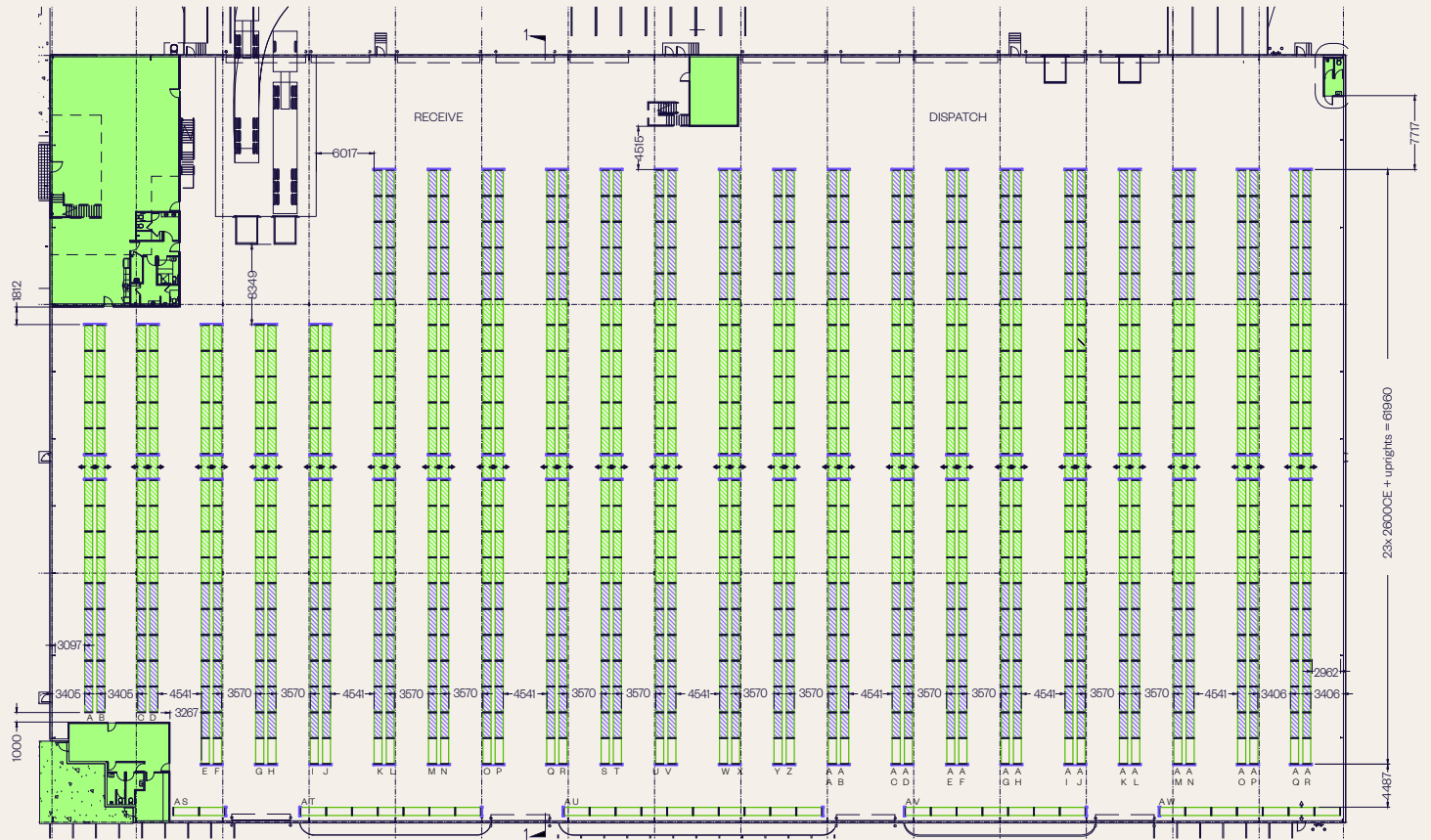




# UNIT 2 - INDICATIVE RACKING PLAN

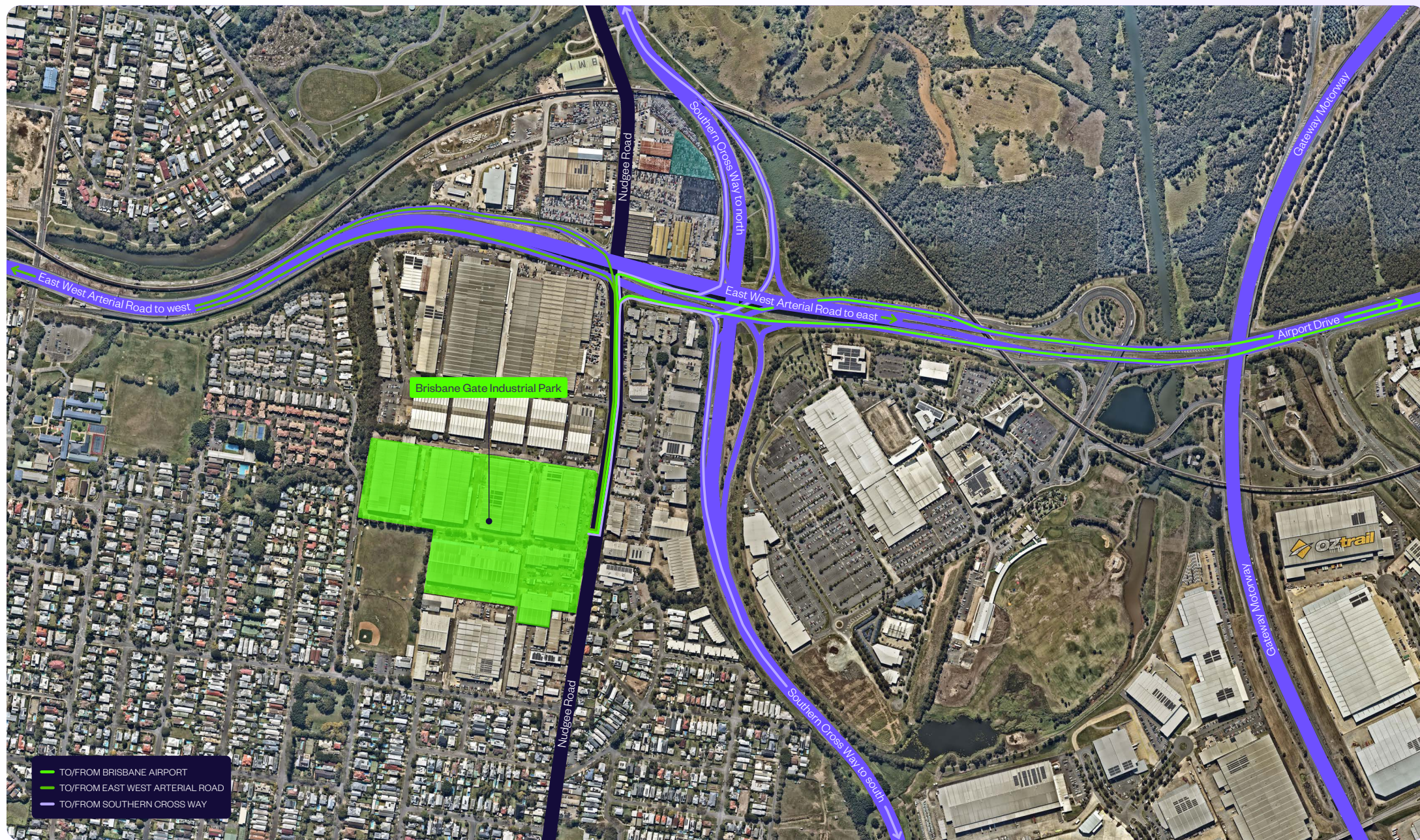
400 Nudgee Road, Hendra

| BAY WIDTH            | 2600MM     | PALLETS       |
|----------------------|------------|---------------|
| Type 1 – 4 high bay  | 32         | 256           |
| Type 2 – 2 high bay  | 1          | 4             |
| Type 3 – 5 high bay  | 470        | 4,700         |
| Type 4 – 6 high bay  | 430        | 5,160         |
| Type 5 – 3 high bay  | 44         |               |
| <b>Total bays</b>    | <b>977</b> |               |
| <b>Total pallets</b> |            | <b>10,120</b> |





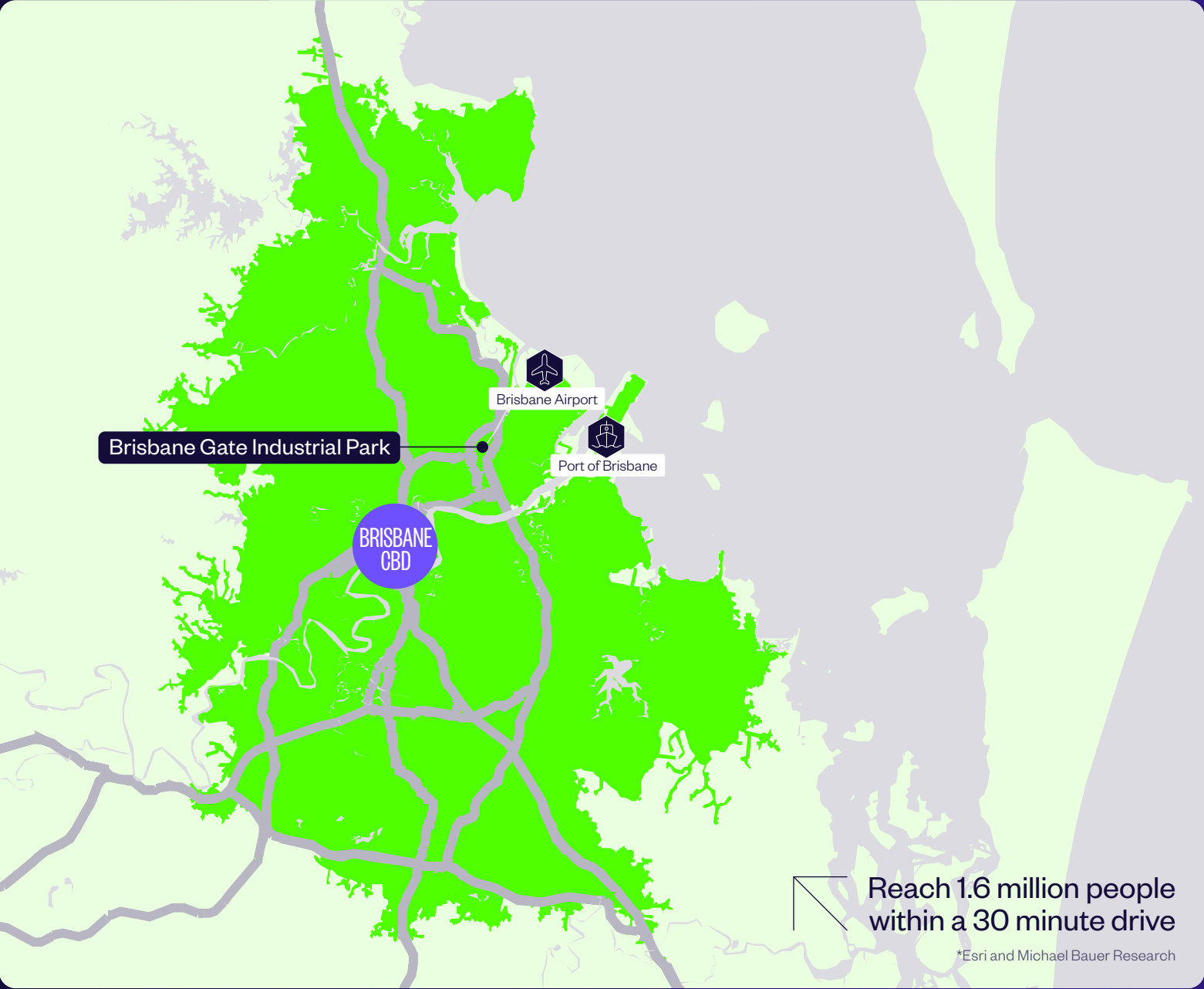
# ACCESS





# SPEED TO MARKET

WITHIN 30 MINUTE  
DRIVE-TIME



## KEY AREA STATISTICS

-  **1.6M**  
Total population
-  **593,536M**  
Total households
-  **\$96.5BN**  
Total purchasing power

## TOTAL SPEND ON

-  **\$2.9BN**  
Clothing
-  **\$9.3BN**  
Food + beverage
-  **\$2.3BN**  
Personal care

\*Esri and Michael Bauer Research

# UNIT 4B UPGRADE WORKS COMPLETE





# CONTACT US



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