

**GOOD IS
FLEXIBLE
STORAGE**

**GREAT IS
WHAT YOU DO
FROM HERE**

MAKING
SPACE
FOR
GREATNESS



REDBANK MOTORWAY ESTATE
57 Monash Road, Redbank, QLD



We don't believe in good. Or good enough.

We don't believe in the short-term or taking short-cuts. We don't believe in putting business before people. Or anything before quality. We believe in great. Although we don't believe we're quite there yet. We believe in the importance of location and sustained growth and doing it right the first time. We believe in having integrity, always. We believe that knowledge is everything and perfection is in the details. That it is the little things that add up to make the biggest difference. That's why there's a plus in our logo. It's a reminder to keep going above and beyond for our customers, our partners and our staff. To be the best, we believe, relies on every single one of us working together. To this end, we believe we can be better than good. **We believe we can be great.**

OVERVIEW

Redbank Motorway Estate is the leading industrial hub in southwest Brisbane, situated adjacent to the Ipswich Motorway.

| AREA SCHEDULE | SQM |
|----------------------------|---------------|
| Warehouse | 10,353 |
| Office | 524 |
| Total building area | 10,877 |

Property features

- + 10,877 sqm modern warehouse and office space suitable for tyre storage
- + Exclusive and secure 40m wide hardstand
- + K25 ESFR sprinkler system throughout
- + Large awning for all-weather loading
- + Three recessed docks
- + Access via 8 on-grade roller shutters
- + 3,688 pallet spaces
- + LED lighting throughout
- + 100 kW rooftop solar system
- + 600 amp supply
- + 54 on-site parking spaces.



AERIAL VIEW



VIEW FROM ABOVE



VIEW FROM ABOVE



BRISBANE CBD

Rheinmetall

L'Oréal

Juno Built

Visy

FedEx

57 Monash Road

Australia Post

Lawrence & Hanson

Quantum Systems

DB Schenker

Progress Rail

Officeworks
- under construction

Bapcor

CHEP

Asahi
- under construction

Coles

Redbank Railway Station

Ipswich Motorway

IN GOOD COMPANY

Customers who call Redbank Motorway Estate home



The world's largest air express network and fourth largest logistics company, Fedex relocated their 28,000 sqm regional head office and distribution centre to Redbank. Their fully automated warehouse is capable of sorting up to 15,000 parcels per hour.



The Bapcor Distribution Centre is a 44,000 sqm purpose-built, sustainable space at Redbank Motorway Estate that consolidates the Autobarn, Autopro, Truckline, Midas and Burson Auto Parts businesses.



DB Schenker relocated from Brisbane Airport to their new 47,000 sqm Queensland distribution centre, saving 1 hour on overnight Sydney to Brisbane shuttle. The facility receives over 5,000 containers per annum.

Officeworks (via DB Schenker)

Order any one of 17,000 products online stored at Redbank before 11.30am for same day delivery in Brisbane Metro or Gold Coast areas.



L'Oréal has moved into a new 14,533 sqm distribution centre optimised to help meet rising delivery and service expectations for its 30 beauty brands.



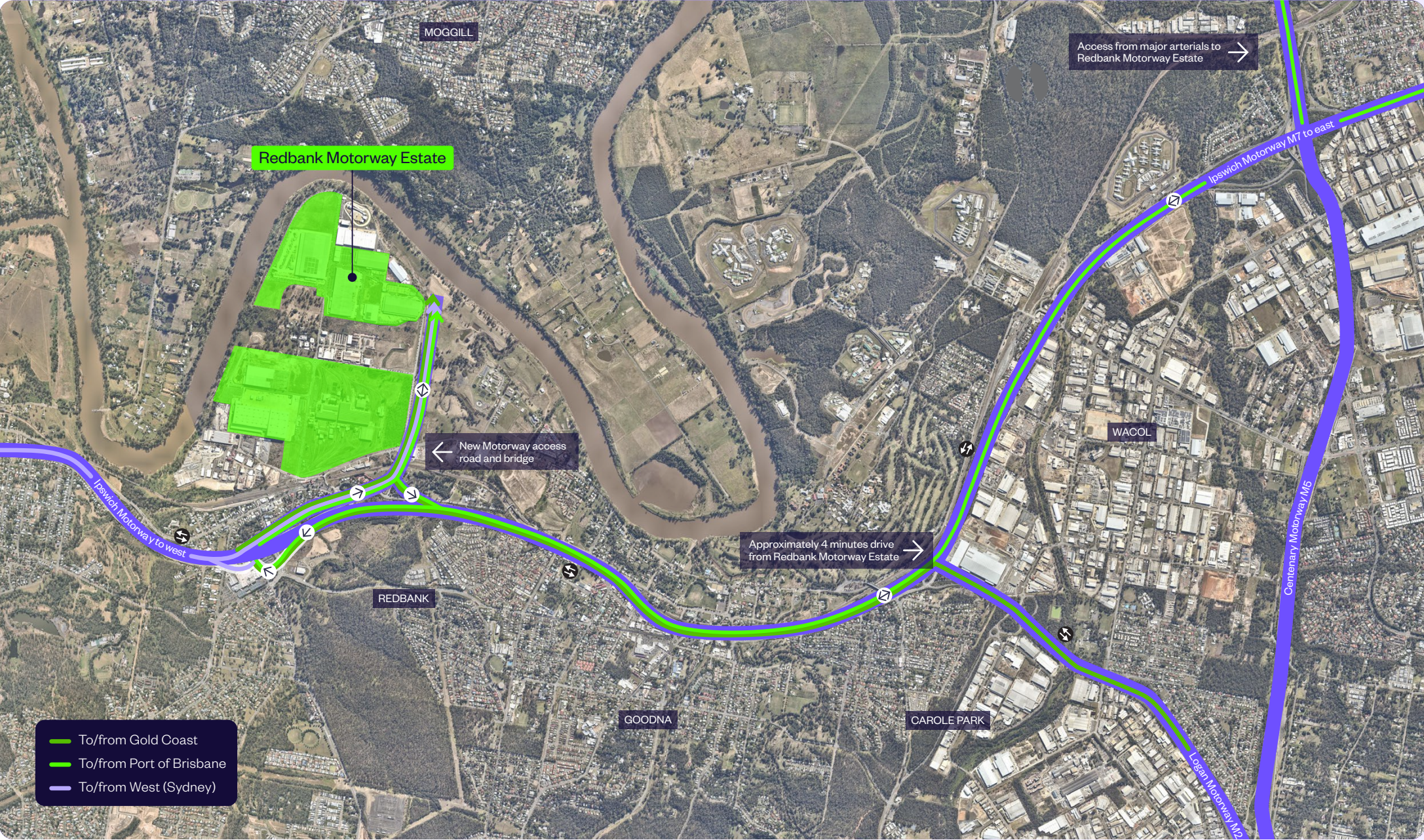
Australia Post moved to Redbank into a new purpose-built 49,000 sqm facility which is their largest parcel and distribution centre in Australia. Significant expenditure on the latest automation and robotics allows Australia Post to sort up to 35,000 parcels per hour, delivering more efficiently and faster to consumers.



Coles has relocated to a 66,000 sqm state-of-the-art automated facility at Redbank Motorway Estate as part of their supply chain modernisation strategy.



ACCESS



LOCATION



1KM
to Ipswich
Motorway

1.5KM
to Redbank
train station

2KM
to Redbank
Plaza

28KM
to Brisbane
CBD

Redbank Motorway Estate is ideally located in the thriving South East location of Ipswich, benefiting from excellent road, rail and public transport connectivity.



As an A-double and B-double approved estate, businesses relocating to Redbank Motorway Estate can enjoy a range of additional cost savings that A-double access can bring to your bottom line.

A-double vehicles permit the transportation of 2 x 40 foot containers on one truck, allowing you to move larger loads using fewer trucks.

With A-doubles you can save on fuel, drivers, insurance, reduce carbon footprint and maintenance costs.

REDBANK MOTORWAY ESTATE



MAJORITY OF ESTATES



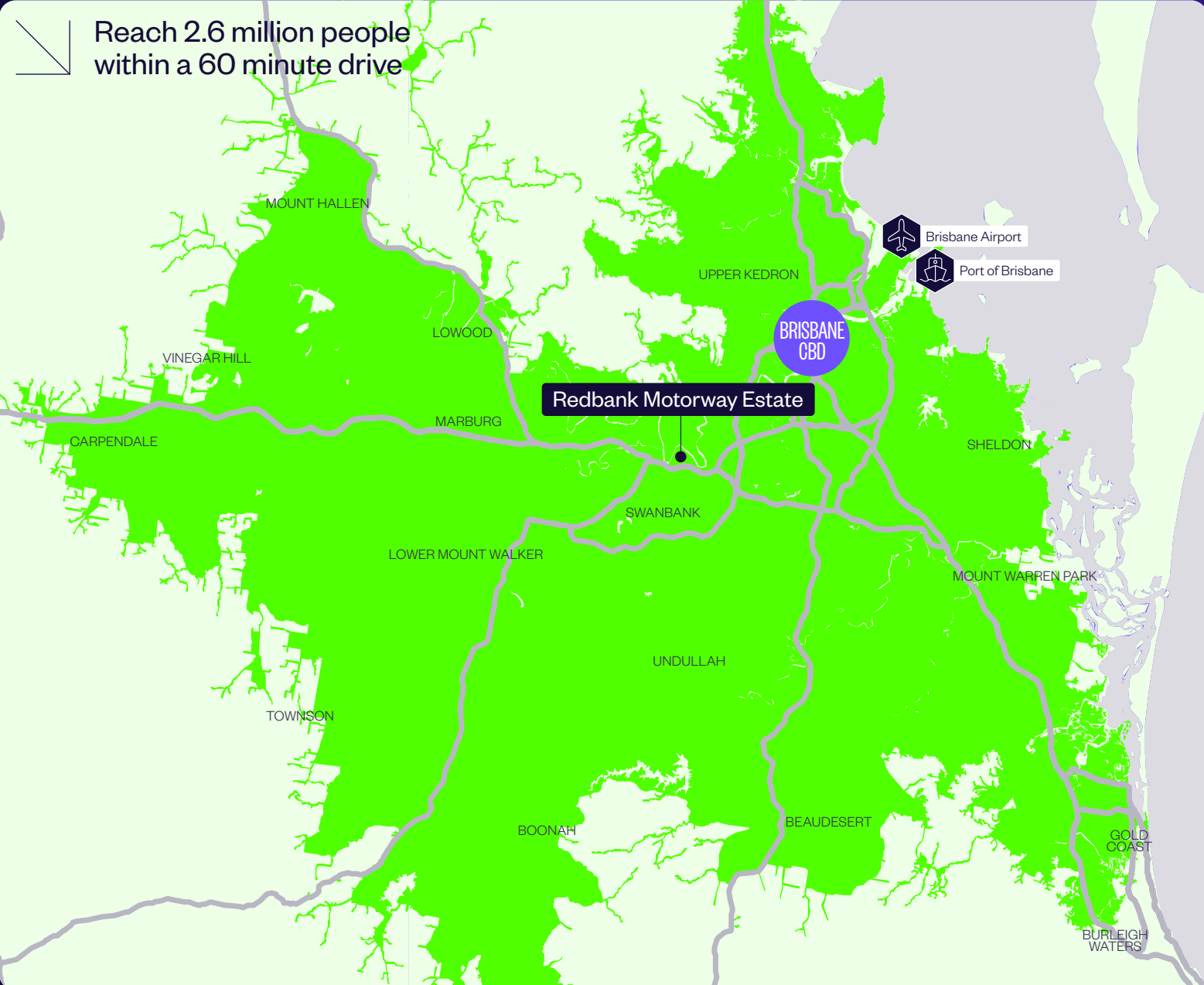
SOME ESTATES



**ACCESS
ADVANTAGE**

SPEED TO MARKET

WITHIN 60 MINUTE
DRIVE-TIME



KEY AREA STATISTICS

 **2.6M**
Total population

 **909,947**
Total households

 **\$144.9BN**
Total purchasing power

TOTAL SPEND ON

 **\$4.4BN**
Clothing

 **\$14.3BN**
Food + beverage

 **\$3.5BN**
Personal care

 **\$702.3M**
Online shopping

AMENITY AND SERVICES

Click on interactive links for more information on nearby services



↘
[On-site café](#)



↘
[Redbank Plaza](#)



↘
[Town square Redbank Plains](#)



↘
[Montessori Pathways](#)



↘
[Anytime Fitness](#)



↘
[Orion Springfield Central](#)

MASTERPLAN NORTH SECTION



■ SUBJECT SITE
■ PRE-LEASE OPPORTUNITY

MASTERPLAN SOUTH SECTION



SITE PLAN

57 Monash Road
Redbank Motorway Estate

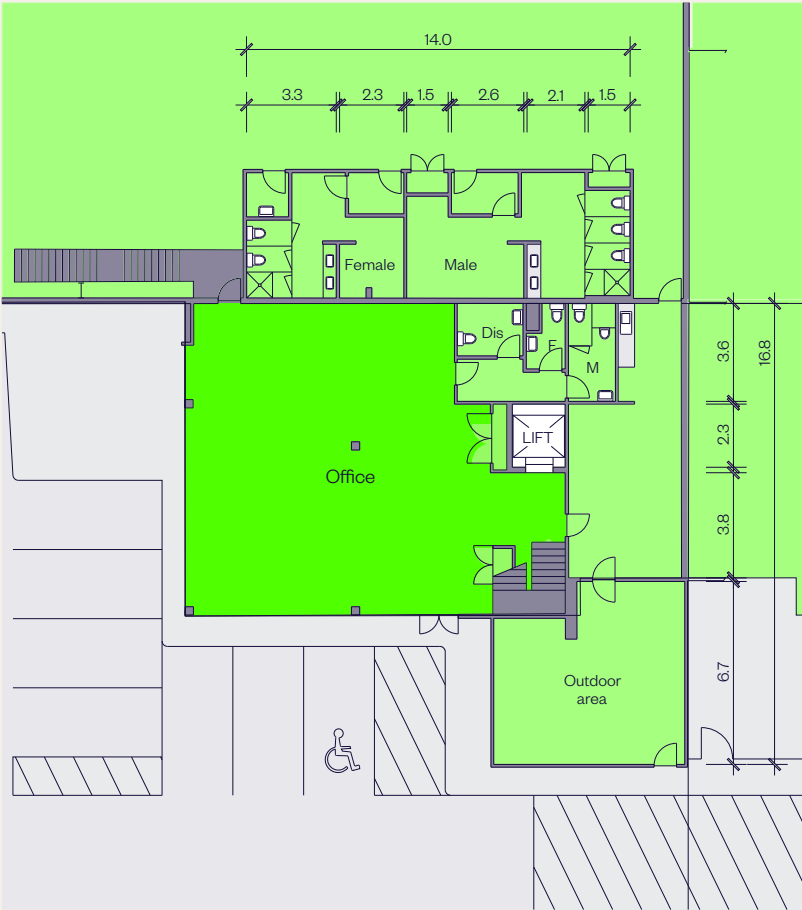
| AREA SCHEDULE | SQM |
|----------------------------|---------------|
| Section A | 3,148 |
| Section B | 3,189 |
| Section C | 1,671 |
| Section D | 2,345 |
| Warehouse A total | 10,353 |
| Offices and amenities | 524 |
| Total building area | 10,877 |
| Internal ridge height | 13.3m |
| Total car parking | 54 |



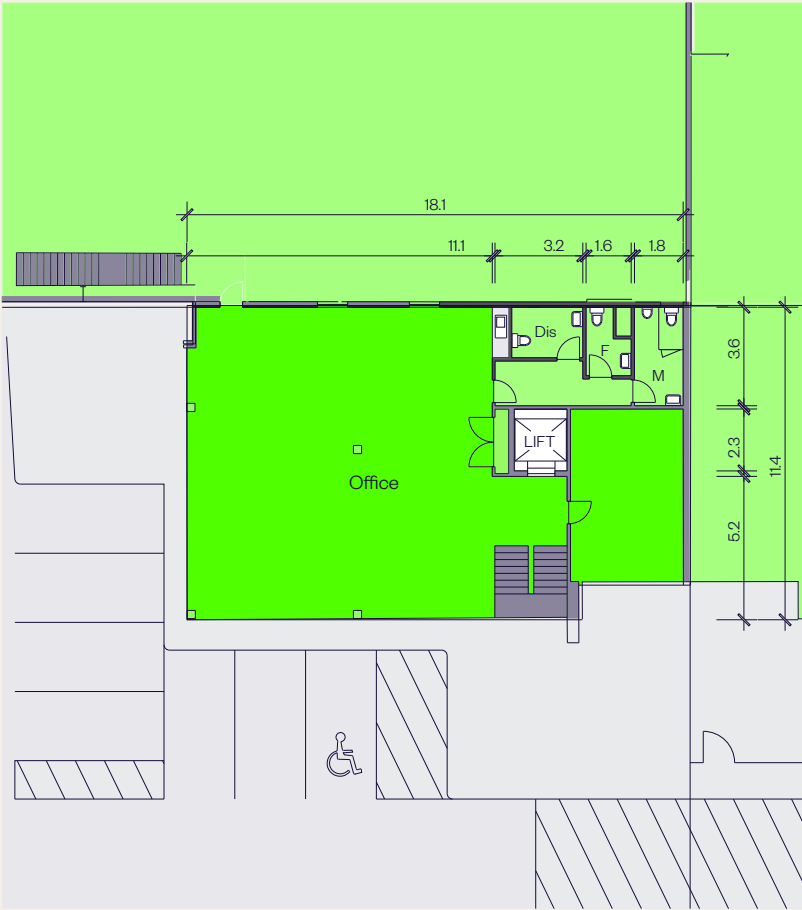
OFFICE PLAN

57 Monash Road
Redbank Motorway Estate

| AREA SCHEDULE | SQM |
|----------------------------|------------|
| Ground floor | |
| Office | 205 |
| Warehouse amenities | 68 |
| Warehouse office | 46 |
| First floor | |
| Office | 205 |
| Total building area | 524 |



Office ground floor

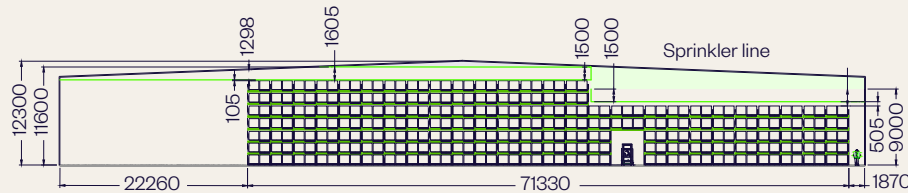
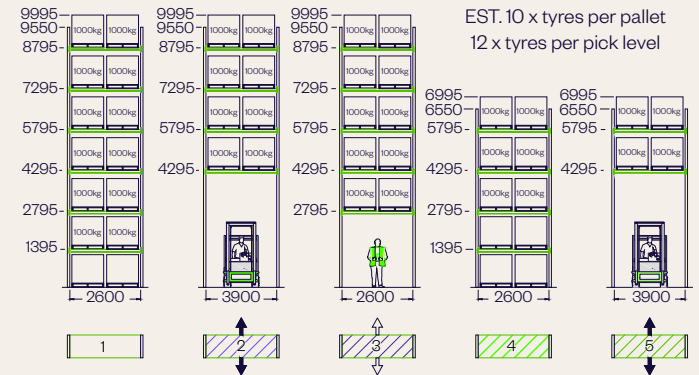
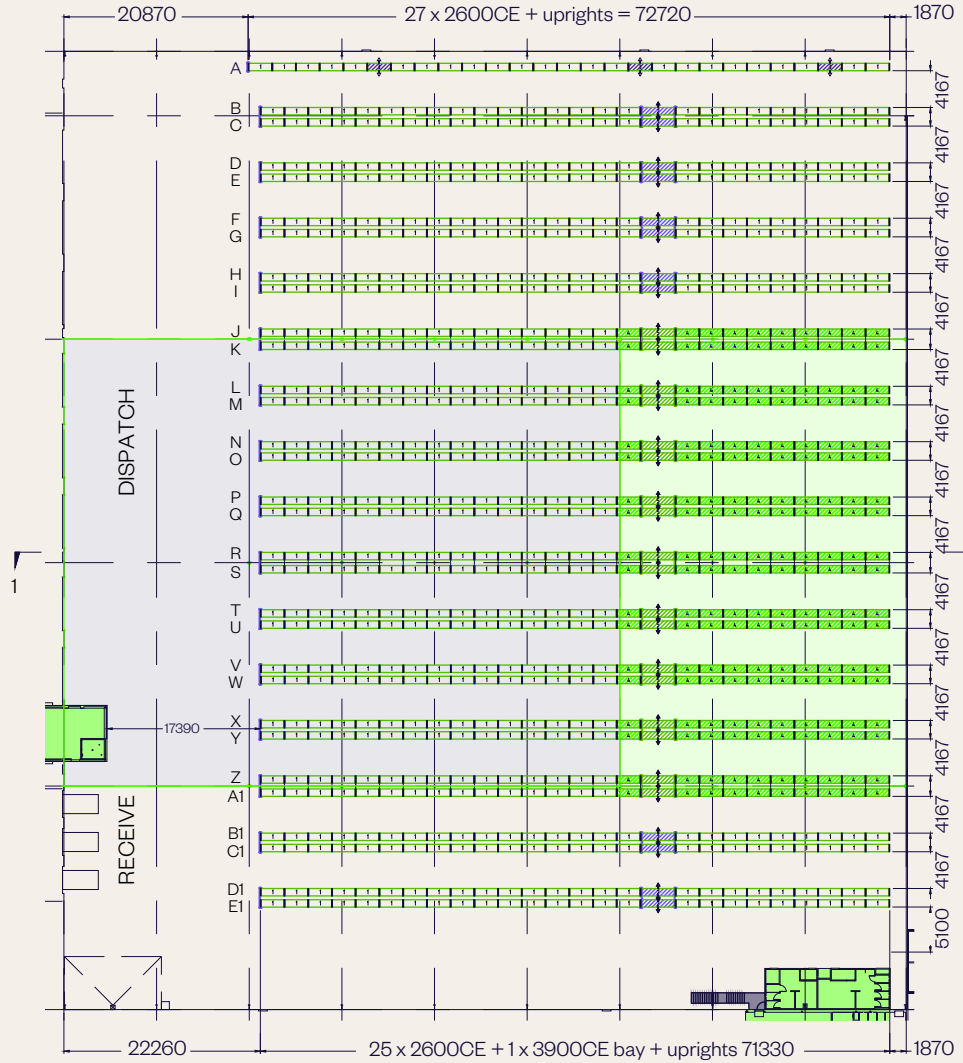


Office first floor

INDICATIVE RACKING PLAN

57 Monash Road
Redbank Motorway Estate

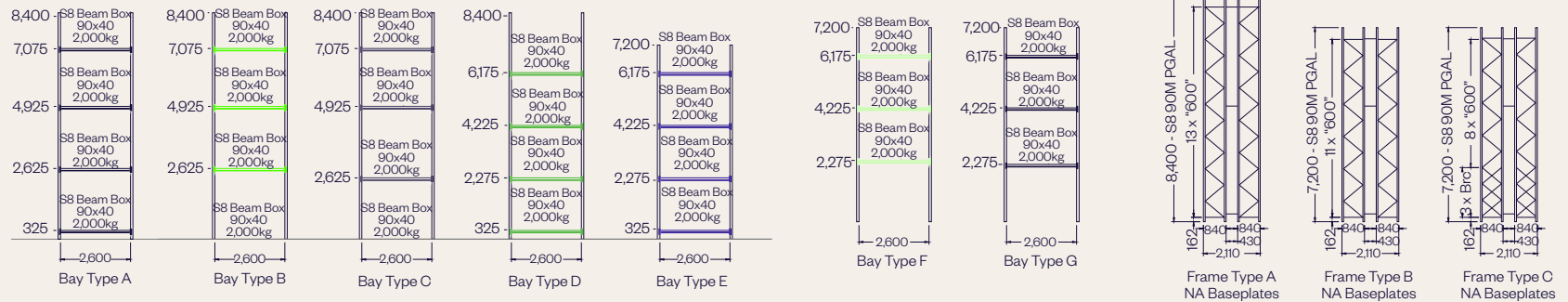
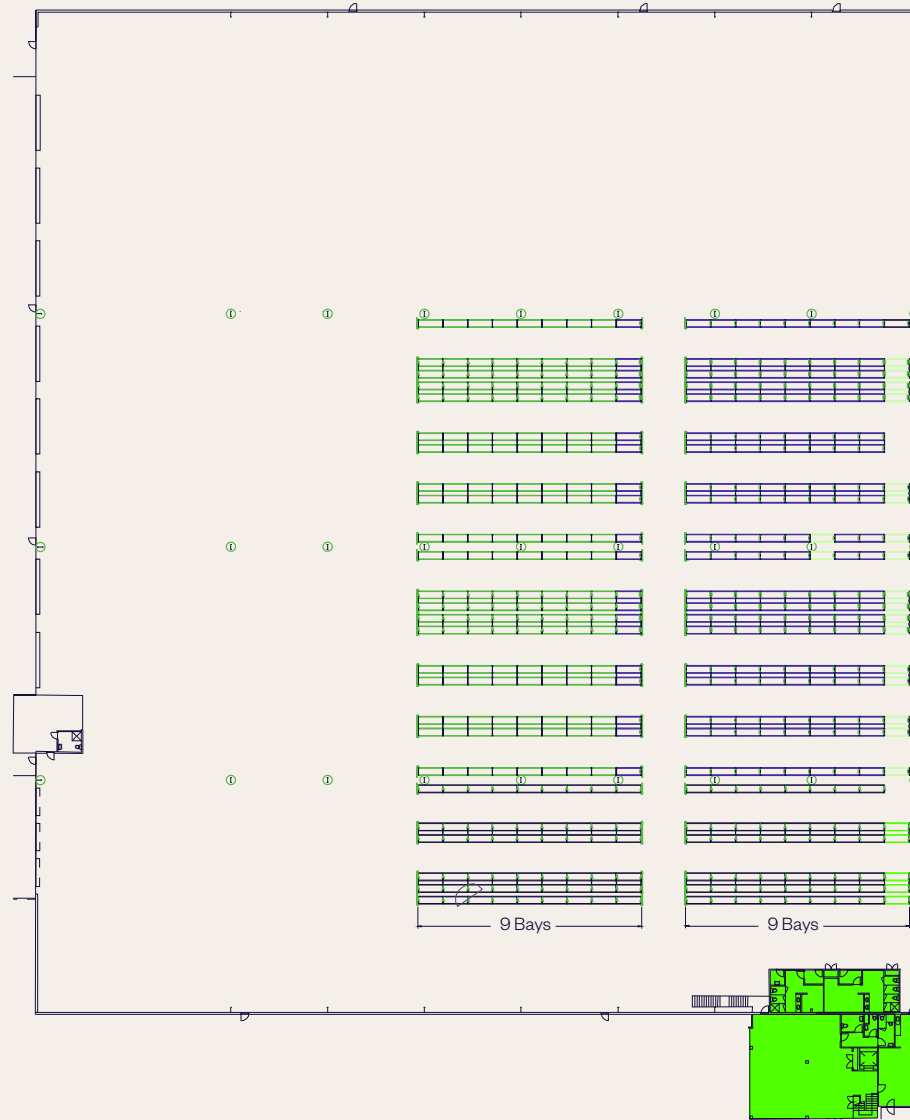
Total pallet spaces **10,398**



EXISTING RACKING PLAN

57 Monash Road
Redbank Motorway Estate

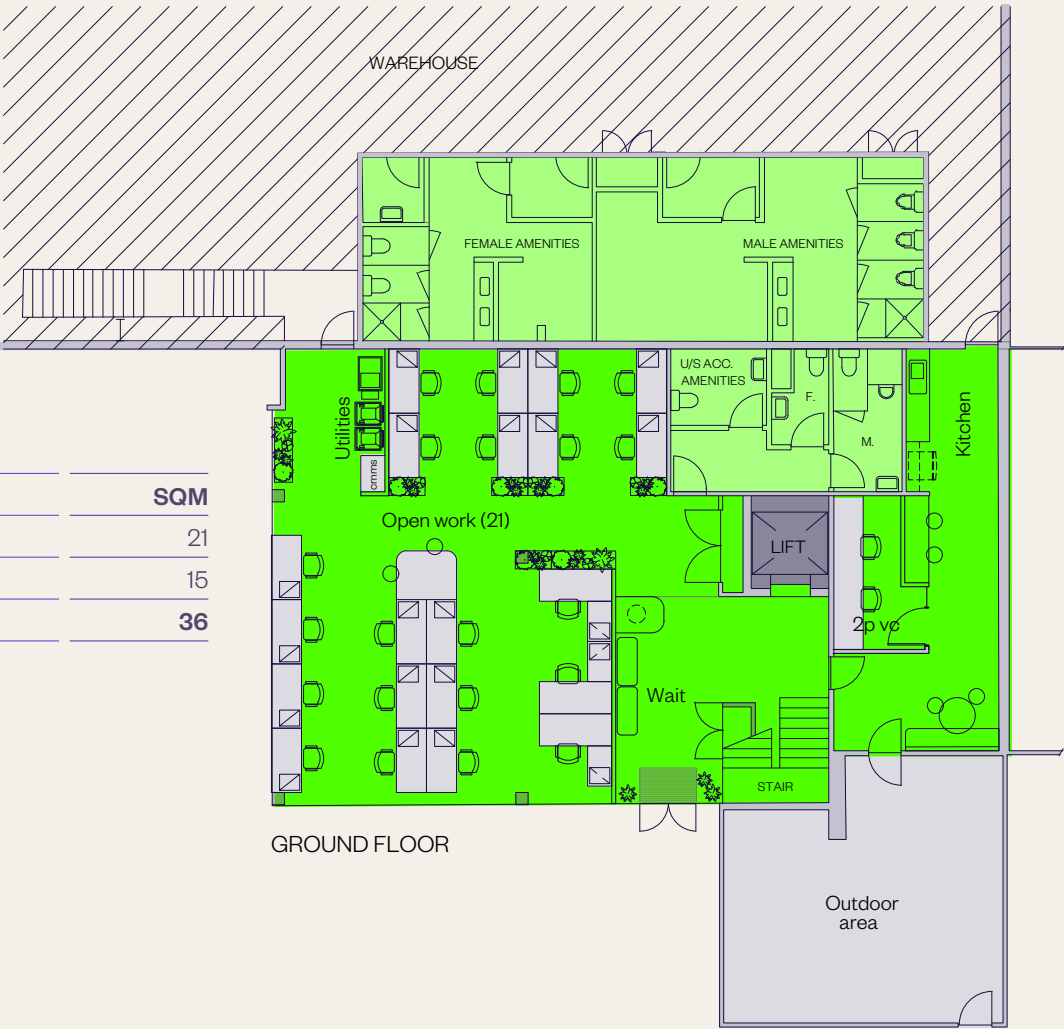
Total pallet spaces **3,688**



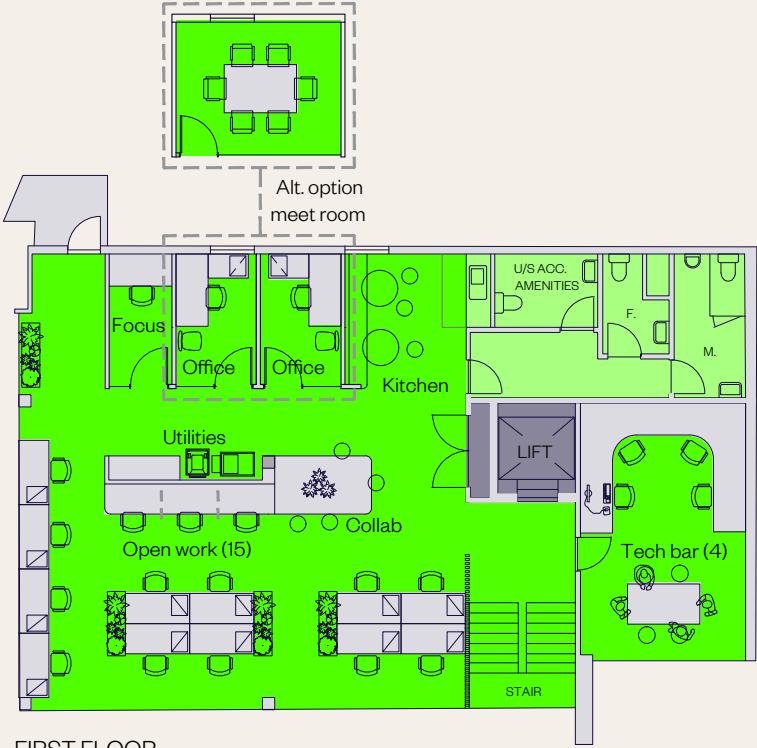
OFFICE FITOUT PLAN - HIGH DENSITY

57 Monash Road, Redbank, QLD

| WORKSTATIONS | SQM |
|-----------------------|-----------|
| Office (ground floor) | 21 |
| Office (first floor) | 15 |
| Total | 36 |



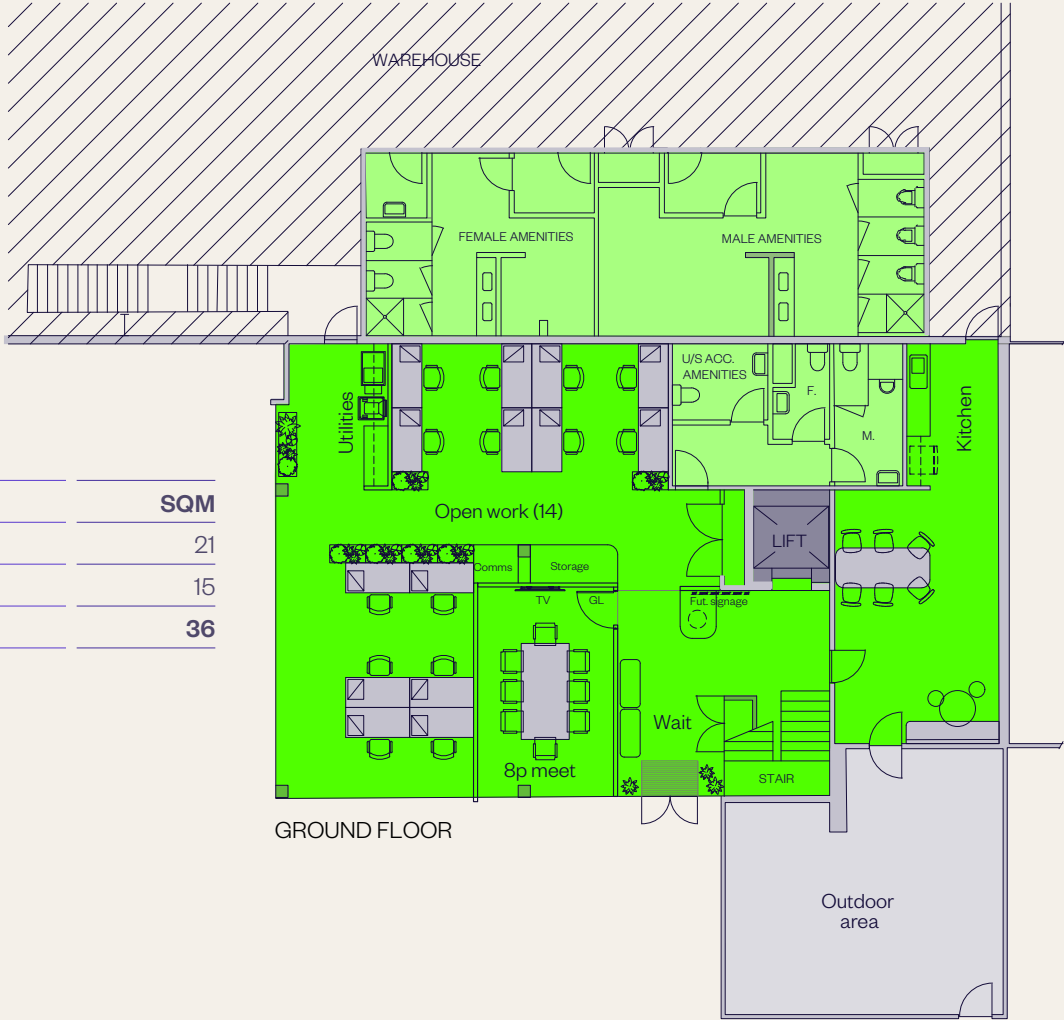
GROUND FLOOR



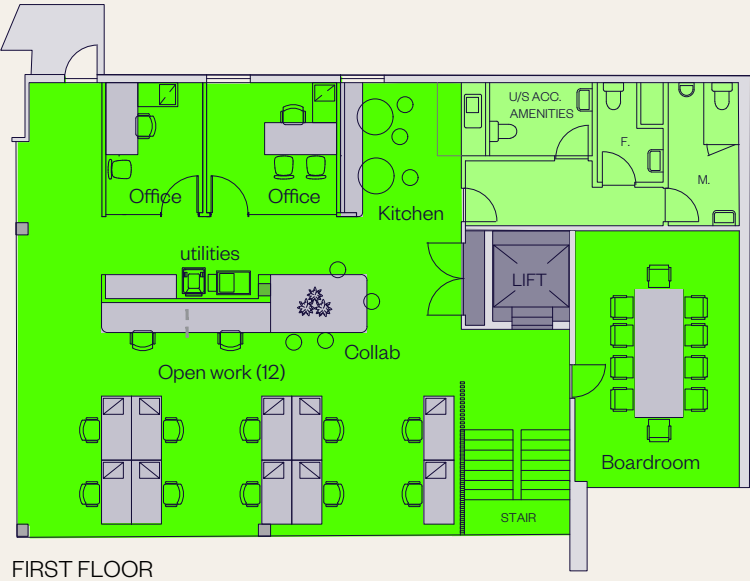
FIRST FLOOR

OFFICE FITOUT PLAN - LOW DENSITY

57 Monash Road, Redbank, QLD



| WORKSTATIONS | SQM |
|-----------------------|-----------|
| Office (ground floor) | 21 |
| Office (first floor) | 15 |
| Total | 36 |



PROVEN TRACK RECORD

AUSTRALIA POST

Redbank Motorway Estate

- + Largest parcel facility and delivery centre for Australia Post in Australia, capable of sorting 700,000 parcels per day
- + Build time: 11 months .



49,260 SQM

[VIEW CASE STUDY →](#)



COLES

Redbank Motorway Estate

- + Air-conditioned warehouse up to 36m high to accommodate Coles's 30m high Automated Storage and Retrieval System
- + Dedicated dangerous goods storage
- + 8MVA dedicated power supply with dual feeds
- + 3.5MW rooftop solar PV system
- + 180,000 litres of rainwater collection with UV filtration system for amenity and irrigation
- + Dual fire rated communications rooms with gas fire suppression system.

66,067 SQM

BAPCOR

Redbank Motorway Estate

- + 1.8MW solar array system
- + 14.6m ridge height
- + 26m wide awning.

71,070 SQM

[VIEW CASE STUDY →](#)





CHEP

- + 7,667 sqm
- + 450kw solar array
- + 4 EV charging points
- + 26,147 sqm hardstand capable to store 150,000 pallets
- + Targeting carbon neutral certification.
- + Fully automated pallet repair centre



DB SCHENKER

- + 46,005 sqm
- + Tapa security standard compliant facility
- + Back up power generator
- + Flexible inter-tenancy wall to provide for future growth.



FEDEX

- + 26,422 sqm
- + Fully automated sortation system integrated with base building
- + Maintenance, truck wash and refuelling facilities on-site
- + Customer collections facility
- + Permanent back up generator.



LAWRENCE AND HANSON

- + 300kw solar array
- + 8 EV charging points
- + Targeting carbon neutral certification.

QUANTUM SYSTEMS

- + 50kw solar array
- + Exposed ground floor ceilings and feature lighting
- + 4 EV charging points
- + Targeting carbon neutral certification.



L'ORÉAL

- + 14,533 sqm
- + Dedicated 365kw solar array system
- + Targeting a 4 Star Green Star Equivalent rating
- + Dangerous Goods Storage.

GOODMAN GLOBAL OVERVIEW

We invest in business parks, office parks, industrial estates, warehouses and distribution centres, residential and data centres. We offer a range of listed and unlisted property funds, giving investors access to our specialist services and property.

As at 30 September 2025

\$85.9BN

Total portfolio

26.2M

Sqm of business space
(approx.)

1,700+

Customer base
(approx.)

441

Number of properties

15

Total number of countries
operating in



1,000

Dedicated property
professionals
(approx.)



26

Offices worldwide

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