

Carole Park Industrial Estate



39 Silica Street, Carole Park Qld 4300



About us

Location

Warehouse plans

Stockland

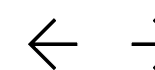
Contact

Welcome

Carole Park Industrial Estate is a modern, high-clearance industrial estate strategically positioned within a well-established industrial precinct, just 25km from the Brisbane CBD.

Comprising of four buildings in the estate, Carole Park Industrial Estate offers a selection of flexible leasing opportunities to suit the needs of your business.

Ideally situated within an established industrial precinct, the estate is 25km from the Brisbane CBD and is surrounded by the prominent western industrial hubs of Redbank and Richlands.



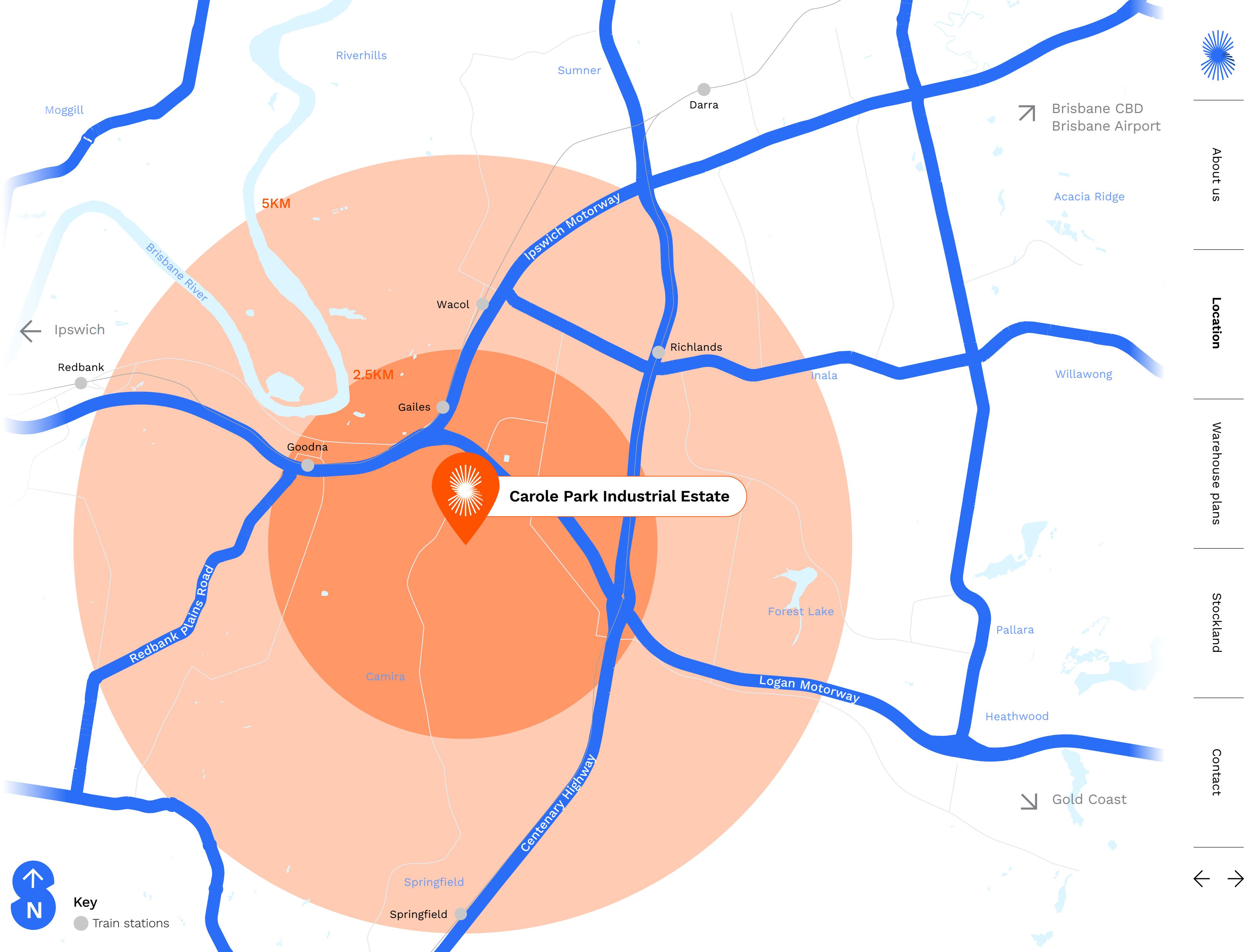
Strategically located

Carole Park Industrial Estate is approximately 25km south-west of Brisbane CBD. The estate enjoys excellent access to the Logan Motorway, Ipswich Motorway and Centenary Highway.

Carole Park continues to be a sought-after industrial region within the Brisbane’s western corridor.

- 1km Logan Motorway
- 2.5km Ipswich Highway
- 4.5km Centenary Highway
- 39km Brisbane Airport
- 51km Port of Brisbane

*All distances are approximately only. Source: Google Maps.



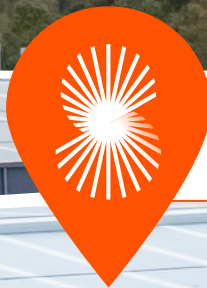


1

2

3

4



Carole Park Industrial Estate

1

Warehouse 1

2

Warehouse 2

3

Warehouse 3

4

Warehouse 4

Boundaries are indicative only.



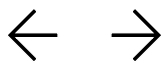
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Estate plan



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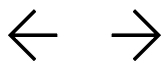


Key

Available warehouse Tenanted/committed Office space Canopy Landscaping

*Subject to survey.

Plans are indicative only. Subject to change and all relevant approvals.





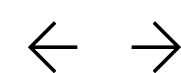
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Warehouse 1A

Tenancy 1A provides an opportunity to lease a modern warehouse with 2-level office and an exclusive-use hardstand area. The space is fitted with LED lighting and an ESFR sprinkler system.

Warehouse 1A area: 6,635sqm

Tenancy

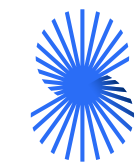
Warehouse	6,238sqm*
Office and amenities	397sqm
Total area	6,635sqm*

Building features

2	6
Covered loading docks	On-grade roller doors

10.9m	13.0m
Min. clearance	Max. clearance

*Subject to survey.



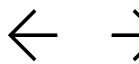
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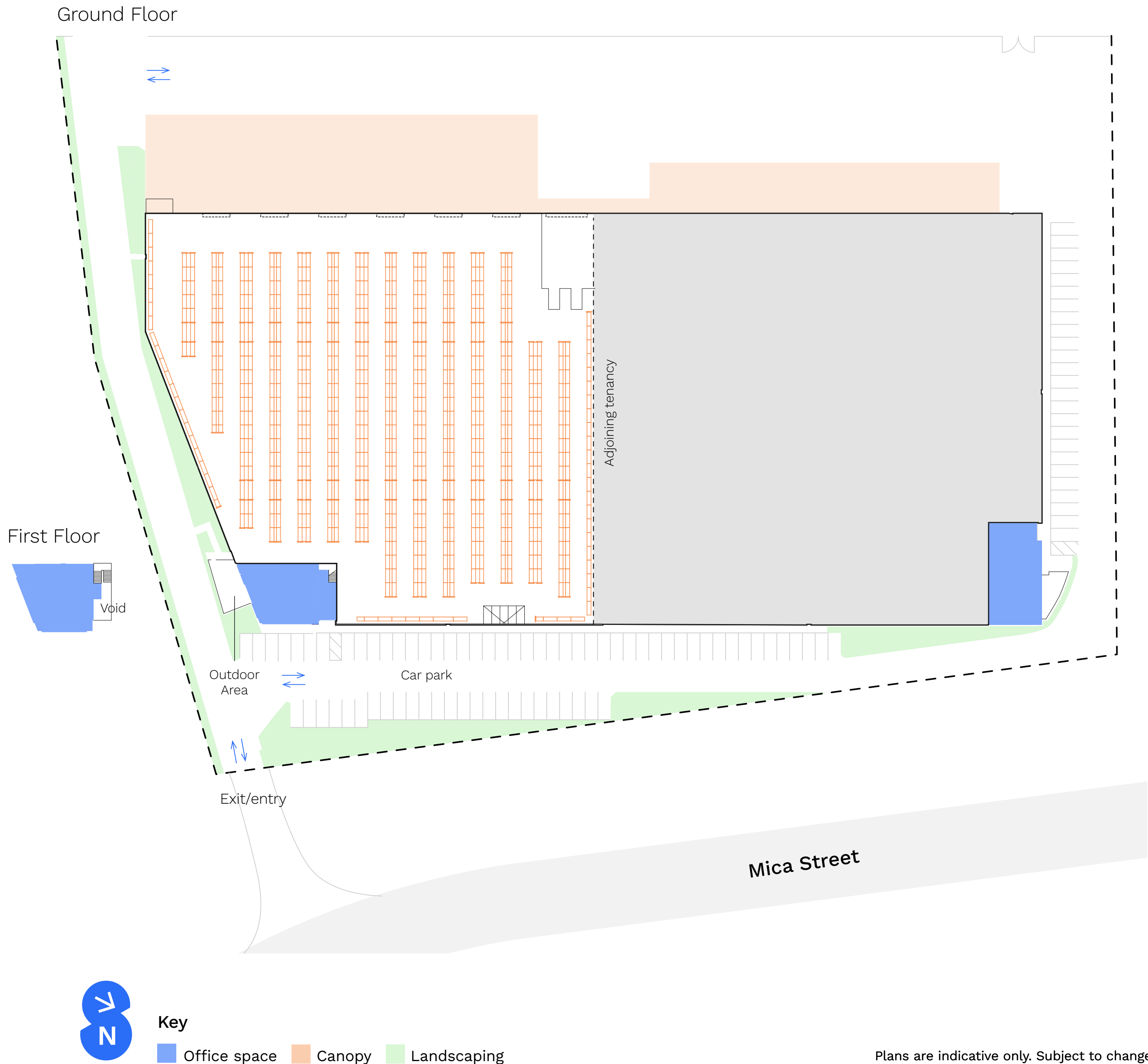
Warehouse 1A

Racking plan and pallet capacity

Pallet capacity^

Pallet spaces*	9,146
Pallet height	1,200mm max.
Pallet width and depth	1,165mm
Pallet weight	1,000kg max.
Aisle widths	3.3m–5.7m
Bays	600

Pallet dimensions – 1200H x 1165W x 1165D. The racking plan and pallet capacities noted are indicative only. Prospective tenants should make their own independent assessment before entering into any transaction. A building surveyor and engineering and specialist consultant advice will be required to ensure concrete slab, fire services, etc. are suitable for particular applications. Source: Dexion. *Assumed pallet dimensions. ^Estimated pallet capacity is indicative only and has been estimated based on single select racking and pallet and location sizing as shown.



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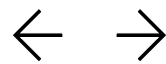
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Stockland – your partner



Over 70 years of experience
Australia's largest diversified property company with more than 70 years' experience.



>86% customer satisfaction*
Our results reflect the exceptional service and support you can count on to help your business thrive.



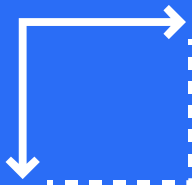
\$10.1bn+ development pipeline~
Our logistics development pipeline, fuelled by existing assets and strategic restocking, drives strong embedded value for growth.



28 assets†
Our assets are strategically positioned for logistics, infrastructure, and employment, ensuring connectivity and efficiency.



97.8% occupancy^
Our high occupancy levels mean stable, well-managed spaces that offer opportunities to grow.



Over 1.35m sqm GLA^^
Our logistics portfolio provides the scale and versatility you need to grow and thrive in high-demand, strategic locations.

*2025 CX Monitor, FY25 Annual Report.
~Forecast end value on completion. Stockland Property Portfolio 30 June 2025.
†FY25 Property Portfolio.
^By income, FY25 Property Portfolio.
^^Reflects 100% interest and excludes development and inventory land, FY25 Property Portfolio.



Employer of choice

We are recognised as a leading organisation.



WGEA Employer of Choice for Gender Equality for the 15th consecutive year.



2024 AWEI gold status employer at the LGBTQ+ Inclusion Awards.



Equileap Gender Equality Global Report 2024 – ranked within Top 100 globally.



GradConnection Top 100 Graduate Employer 2024.



4th Reconciliation Action Plan – advanced to 'Stretch'.

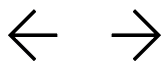
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[Check out our website](#) →