

GOOD IS TRANSPORT AND DISTRIBUTION



GREAT IS WHAT YOU DO FROM HERE

MAKING
SPACE
FOR
GREATNESS

Goodman

REDBANK MOTORWAY ESTATE

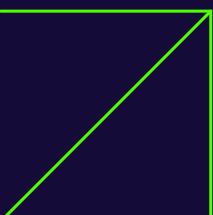
51 Monash Road, Redbank, QLD

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	12,072
Office	433
Total building area	12,505

Property features

- + 12,505 sqm flexible warehouse with internal clearance up to 12.4m
- + 1,967 sqm existing breezeway
- + Drive around and through breezeway, accomodating A-double truck movements
- + 42m wide container rated secure hardstand
- + 600 amp power supply
- + Modern light-filled office over two levels
- + Large awning for all-weather loading
- + Oversize roller shutters up to 12m wide
- + Designed for 40kPa UDL and six tonne point load

Sustainability features

- + LED lighting throughout
- + 100 kW rooftop solar system
- + 71 on-site parking spaces
- + Option to retain breezeway to warehouse
- + Option to install two recessed docks



AERIAL VIEW



VIEW FROM ABOVE



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.



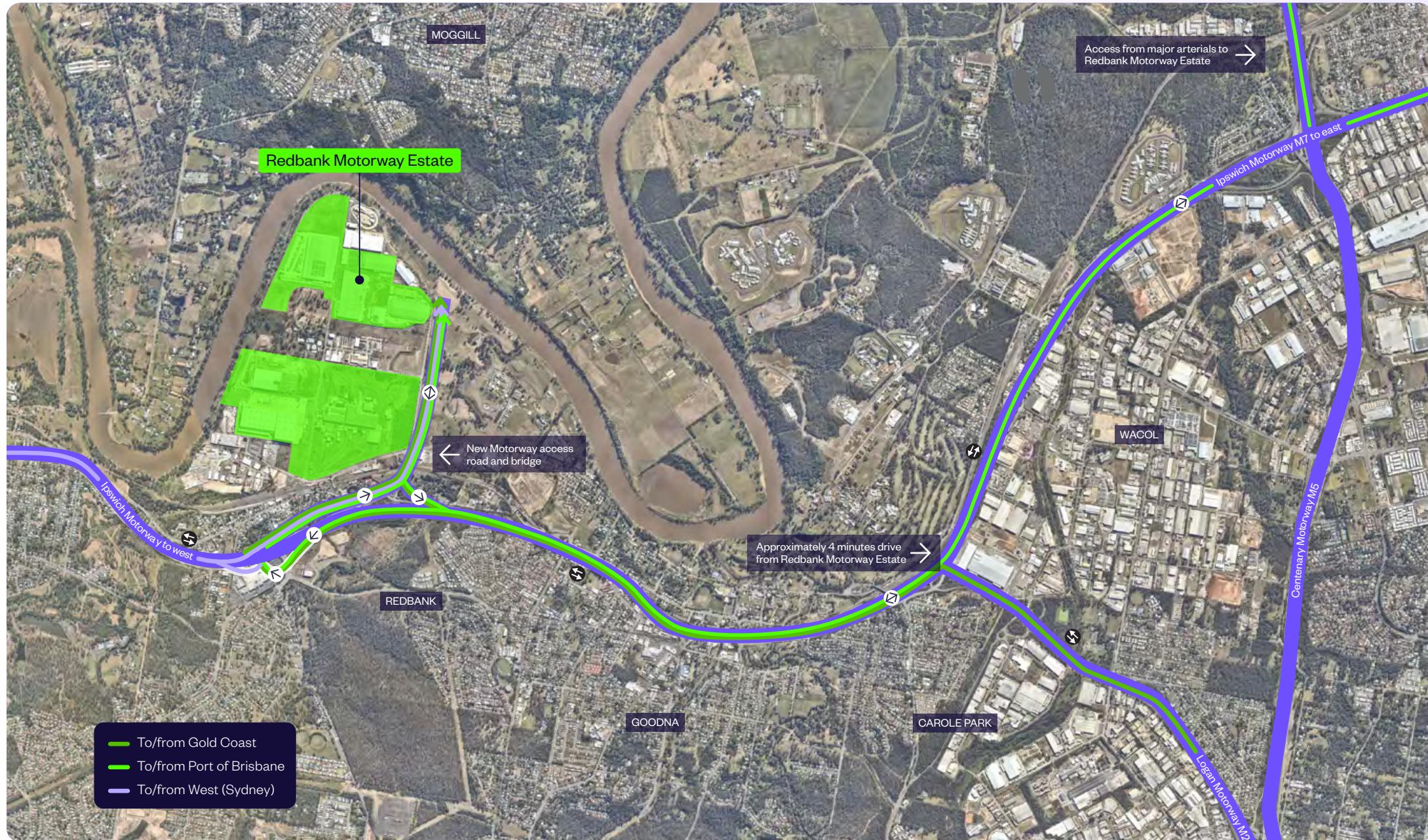
Australia Post moved to Redbank into a new purpose-built 49,000 sqm facility which is their largest parcel and distribution centre in Australia. Significant expenditure on the latest automation and robotics allows Australia Post to sort up to 35,000 parcels per hour, delivering more efficiently and faster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

A-DOUBLE



MAJORITY OF ESTATES

SEMI-TRAILER



SOME ESTATES

B-DOUBLE

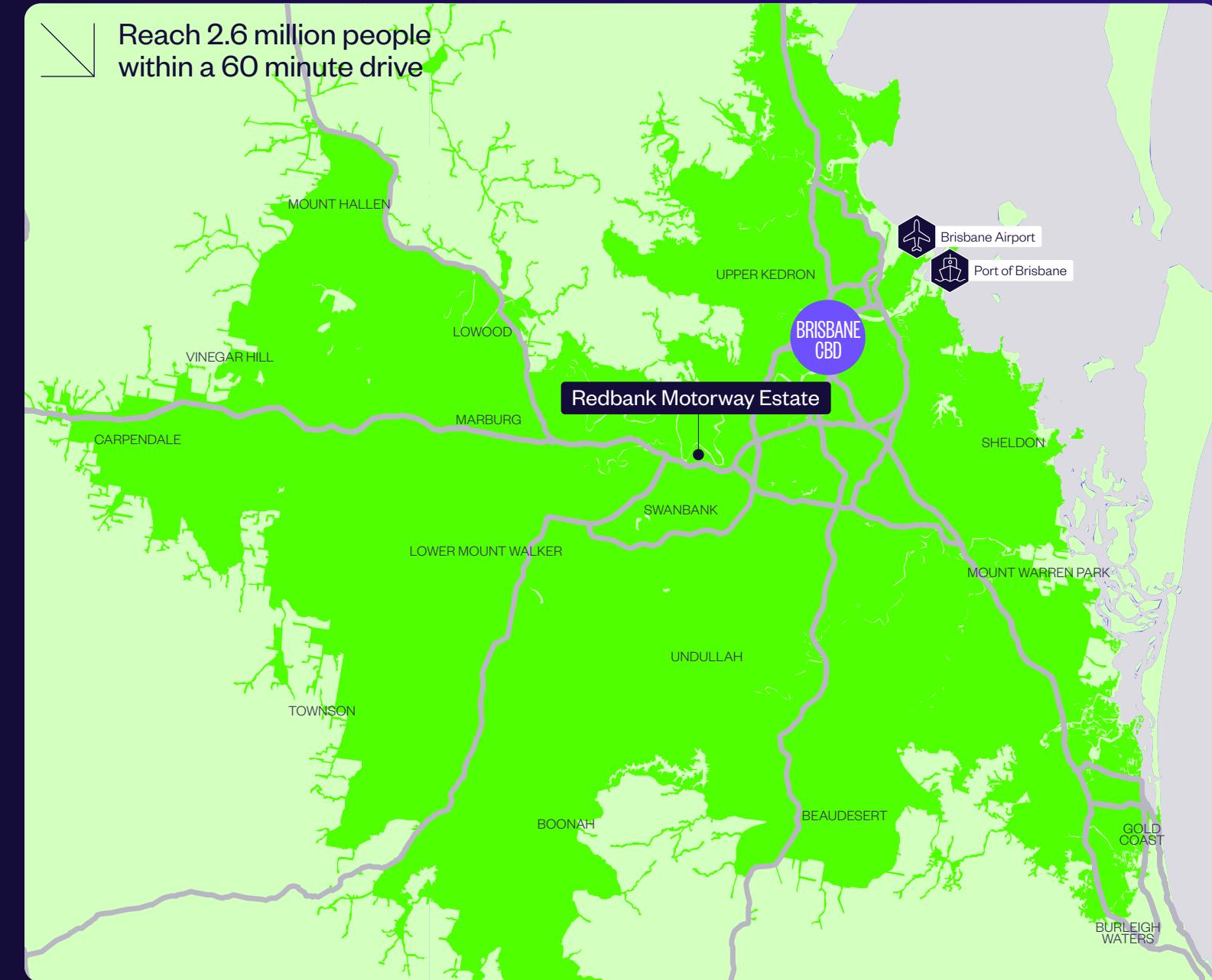


ACCESS ADVANTAGE

SPEED TO MARKET

WITHIN 60 MINUTE
DRIVE-TIME

Reach 2.6 million people
within a 60 minute drive



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](#)



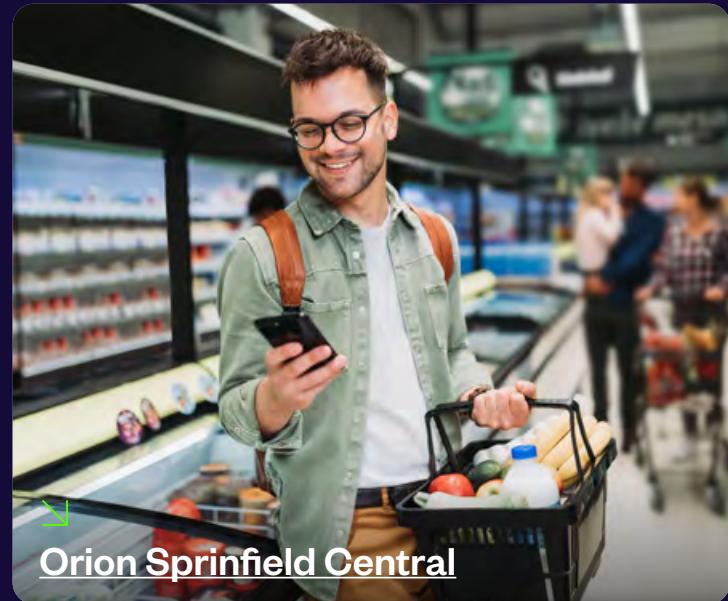
 [Town square Redbank Plains](#)



 [Montessori Pathways](#)



 [Anytime Fitness](#)



 [Orion Springfield Central](#)

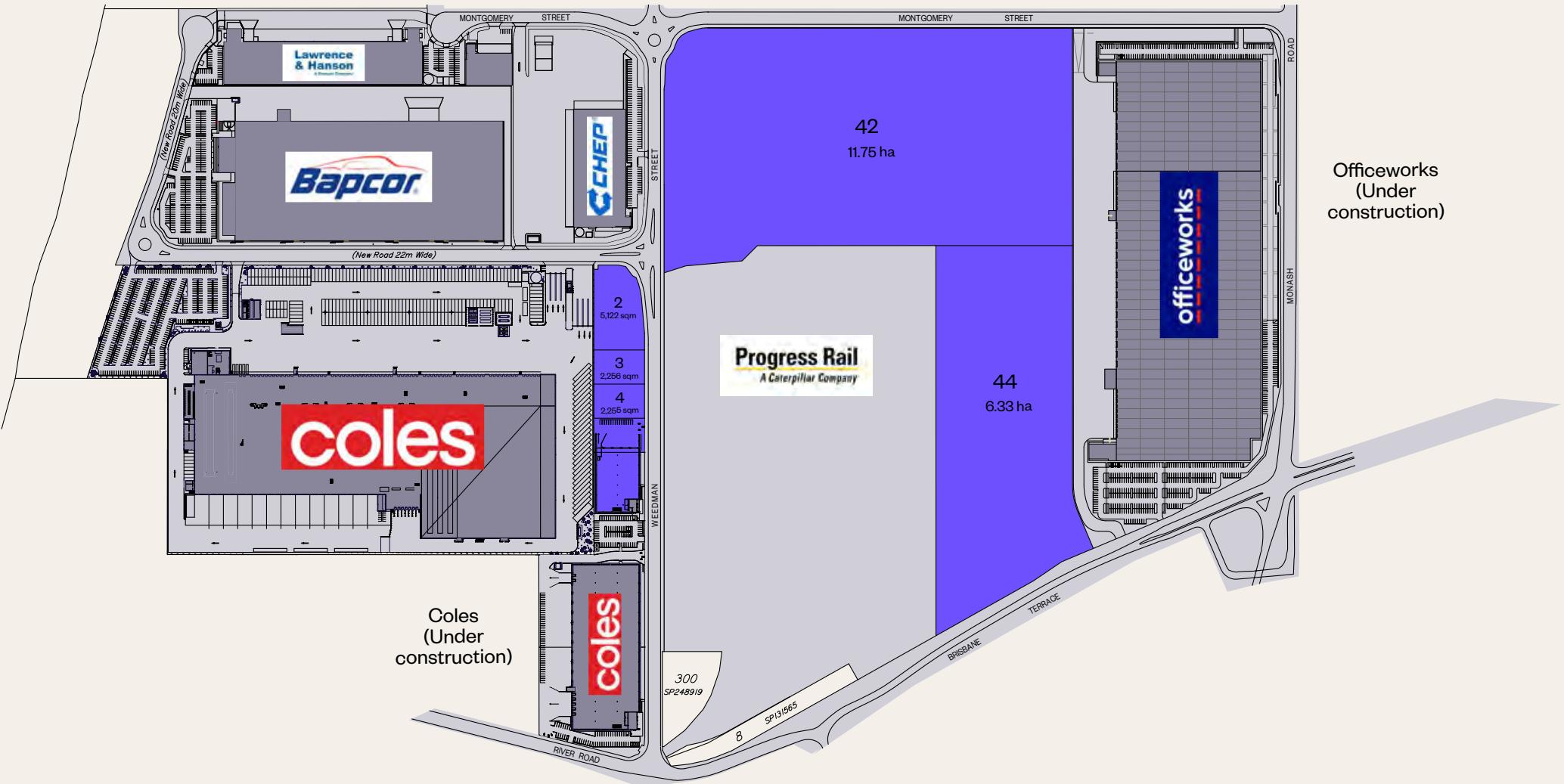
MASTERPLAN NORTH SECTION



■ SUBJECT SITE

■ PRE-LEASE OPPORTUNITY

MASTERPLAN SOUTH SECTION



■ PRE-LEASE OPPORTUNITY

SITE PLAN

51 Monash Road Redbank Motorway Estate

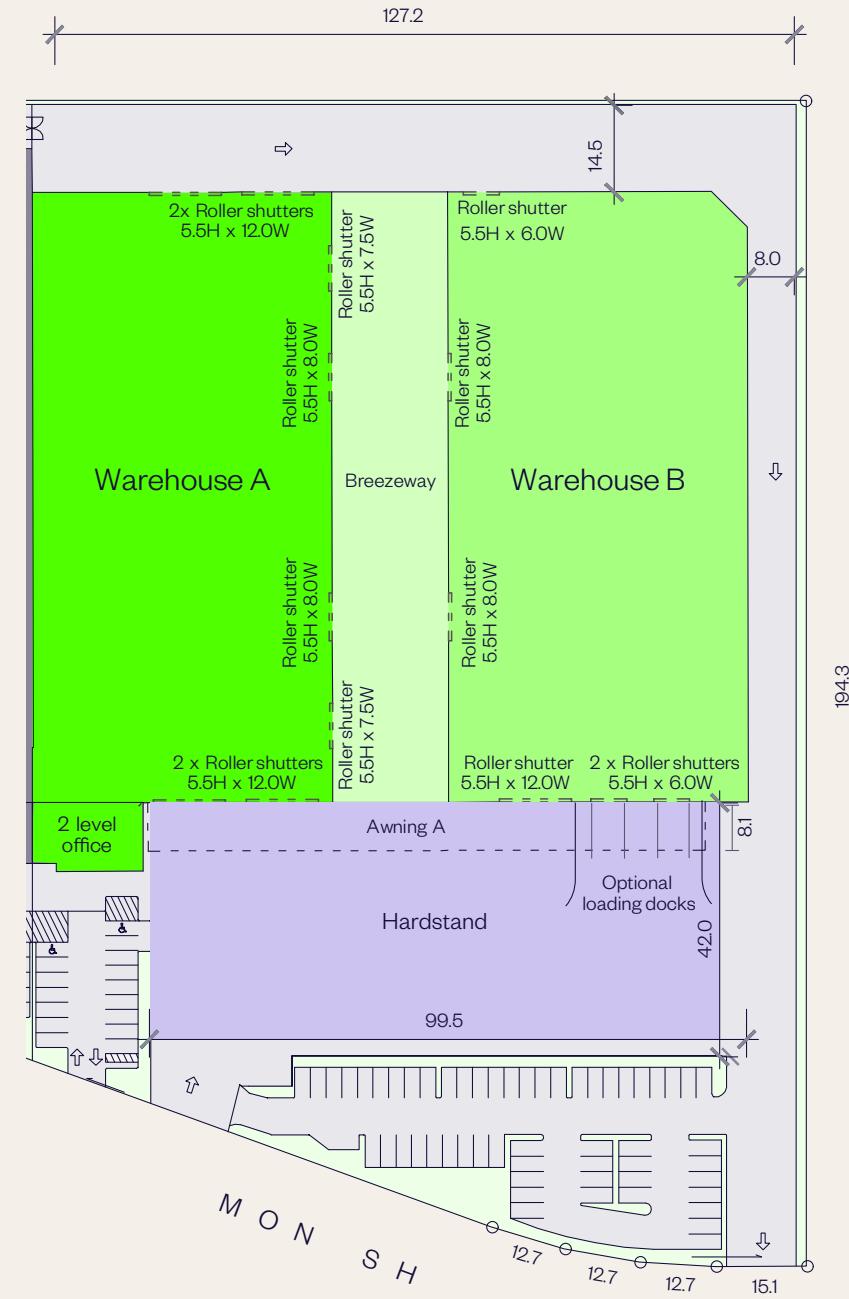
AREA SCHEDULE	SQM
Warehouse A	5,018
Warehouse B	5,033
Breezeway	1,967
Total building area	12,505
Internal ridge height	13.3m
Total car parking	71



LOAD SCHEDULE

51 Monash Road
Redbank Motorway Estate

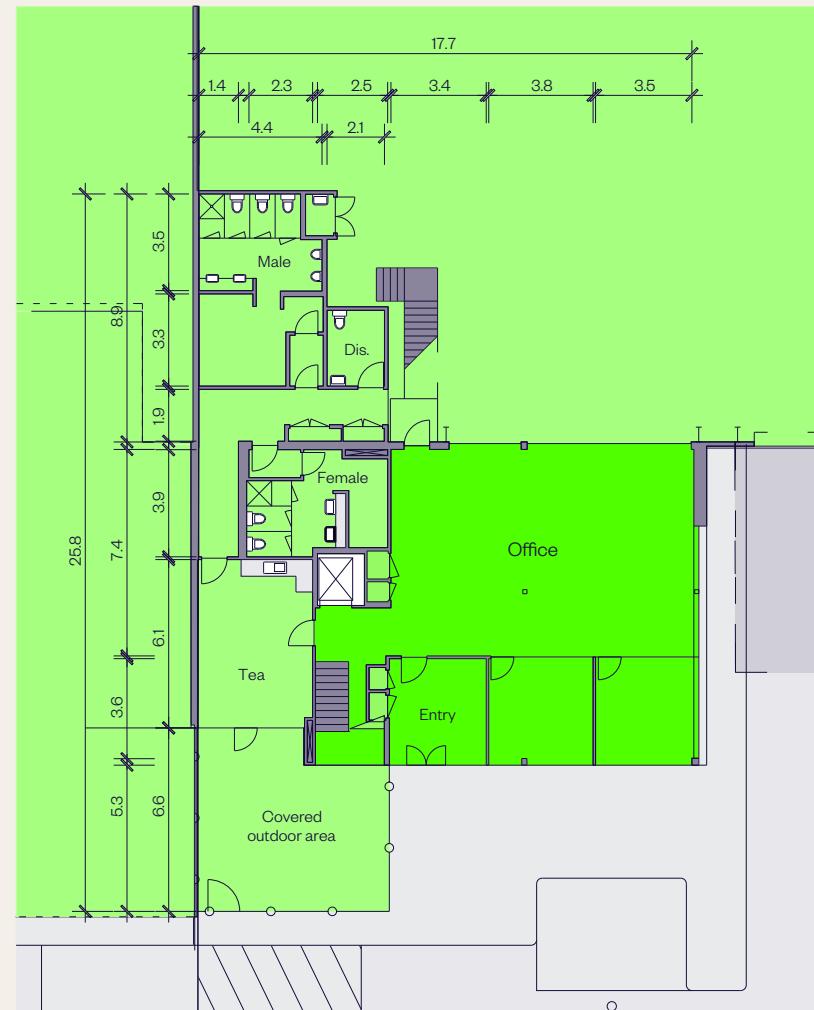
ITEM	SPECIFICATION
Warehouse A	
Pavement type	Conventional, post-tensioned or fibre-reinforced
Uniform distributed load rating	40kPa
Front axle load rating	25 tonne
Forklift rating	12 tonne
Point load rating	6 tonne
MHE permitted wheel types	Solid rubber, pneumatic cushioned, polyurethane
MHE minimum wheel diameter	80 Millimetres
Warehouse B	
Pavement type	Conventional, post-tensioned or fibre-reinforced
Uniform distributed load rating	40kPa
Front axle load rating	10 tonne
Forklift rating	4.5 tonne
Point load rating	6 tonne
MHE permitted wheel types	Solid rubber, pneumatic cushioned, polyurethane
MHE minimum wheel diameter	80 Millimetres
Breezeway	
Pavement type	Conventional, post-tensioned or fibre-reinforced
Uniform distributed load rating	40kPa
Front axle load rating	25 tonne
Forklift rating	12 tonne
Point load rating	6 tonne
MHE permitted wheel types	Solid rubber, pneumatic cushioned, polyurethane
MHE minimum wheel diameter	80 Millimetres
External hardstand	
Pavement type	Conventional, post-tensioned or fibre-reinforced
Uniform distributed load rating	40kPa
Front axle load rating	31.6 tonne
Forklift rating	16 tonne
Point load requirement	Single stacked, loaded, 32 tonne shipping containers
Plant and vehicle requirements	Unlimited repetitions of B-double vehicles, class T44 vehicles, heavy-duty forklifts and container handlers with live axle loads not exceeding 31.6 tonnes



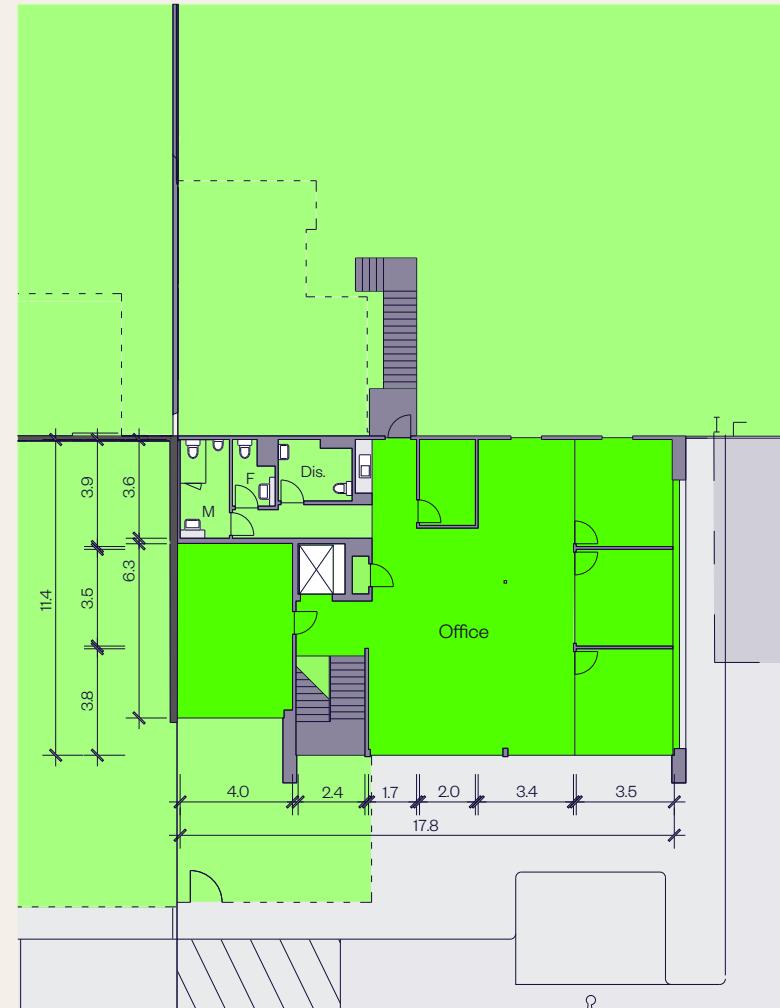
OFFICE PLAN

51 Monash Road
Redbank Motorway Estate

AREA SCHEDULE	SQM
Ground floor	
Office and amenities	206
Warehouse amenities	54
Dock office	23
First floor	
Office	204
Total area	487
Outdoor area	42



Office ground floor



Office first floor

INDICATIVE RACKING PLAN

51 Monash Road
Redbank Motorway Estate

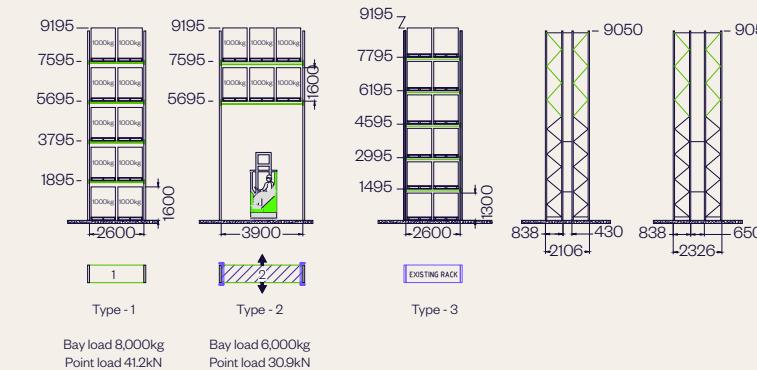
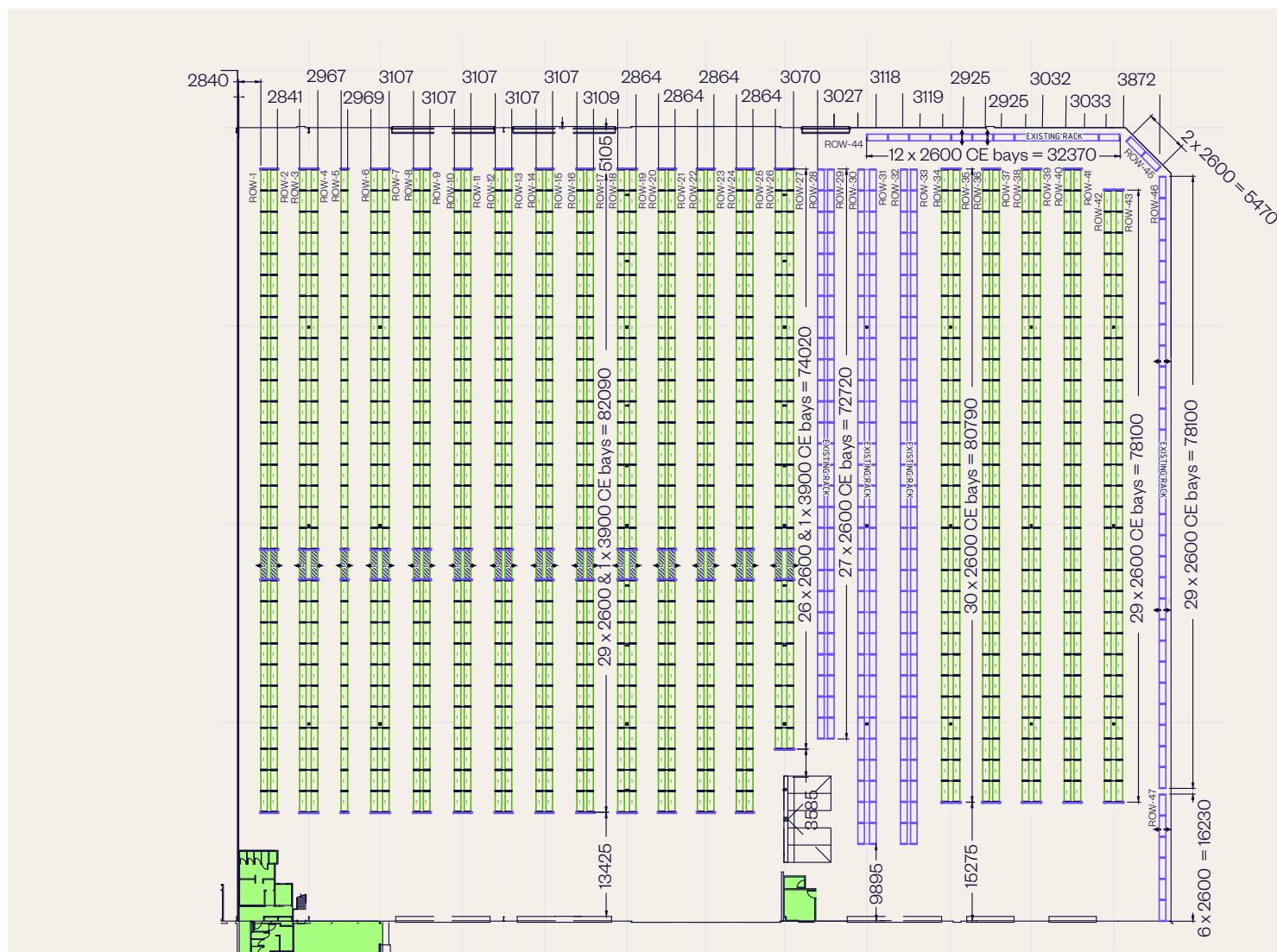
Warehouse A	5,452
Warehouse B	5,752
Total pallet spaces	11,204
Existing pallet spaces	2,596



INDICATIVE RACKING PLAN OPTION

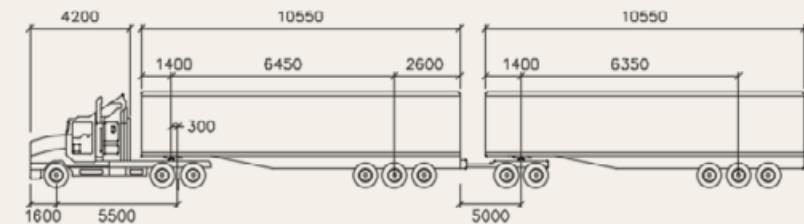
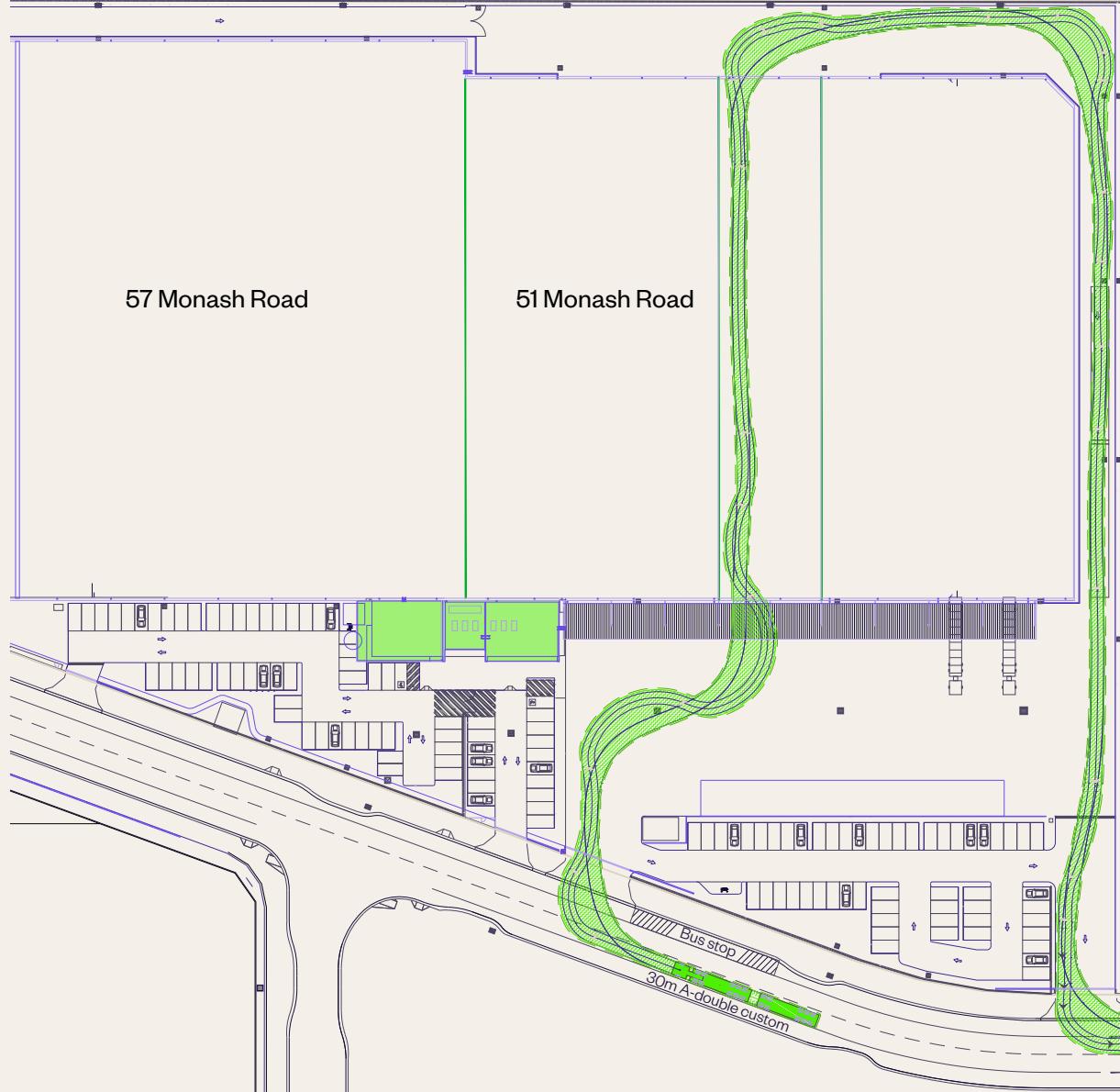
**51 Monash Road
Redbank Motorway Estate**

Warehouse A	5,032
Breezeway	2,900
Warehouse B	5,752
Total pallet spaces	13,684
Existing pallet spaces	2,596



A-DOUBLE SWEEP PATH

51 Monash Road
Redbank Motorway Estate



A-Double 30m

mm	
Tractor Width	: 2500
Trailer Width	: 2500
Tractor Track	: 2500
Trailer Track	: 2500
	Lock to Lock Time : 6.0
	Steering Angle : 23.4
	Articulating Angle : 70.0

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 →](#)



PROVEN TRACK RECORD



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

15



Total number of countries
operating in

1,000

Dedicated property
professionals
(approx.)



\$85.9BN

Total portfolio

26.2M

Sqm of business space
(approx.)

1,700+

Customer base
(approx.)

441

Number of properties

26

Offices worldwide

Goodman Foundation



Doing good in the world

[CLICK TO LEARN MORE →](#)

Areas of focus

+ The Goodman Foundation is committed to making a sustained and tangible difference. We partner with organisations that support people with the knowledge, tools and resources they need to navigate and overcome adversity. Together we're cultivating resilient and vibrant communities through four key areas of focus:

FOCUS 01

Meeting essential needs



+ We provide support for community organisations who are enabling food and housing security, including the supply of household goods and clothing to those in need.

FOCUS 02

Promoting social and mental wellbeing



+ We focus on initiatives that improve psychosocial wellbeing and create space for people to flourish. Our support includes providing mental health services, social support systems, safe spaces, and activities that draw local communities together. Importantly we prioritise the prevention of violence against women and mental health challenges for young people.

FOCUS 03

Enabling education and employment



+ We work with organisations that offer education and employment pathways that lead to self-sufficiency and resilience. Finishing high school is the first step to becoming more employable. It can also lead to further training in a career where a person can develop and grow.

FOCUS 04

Providing disaster relief

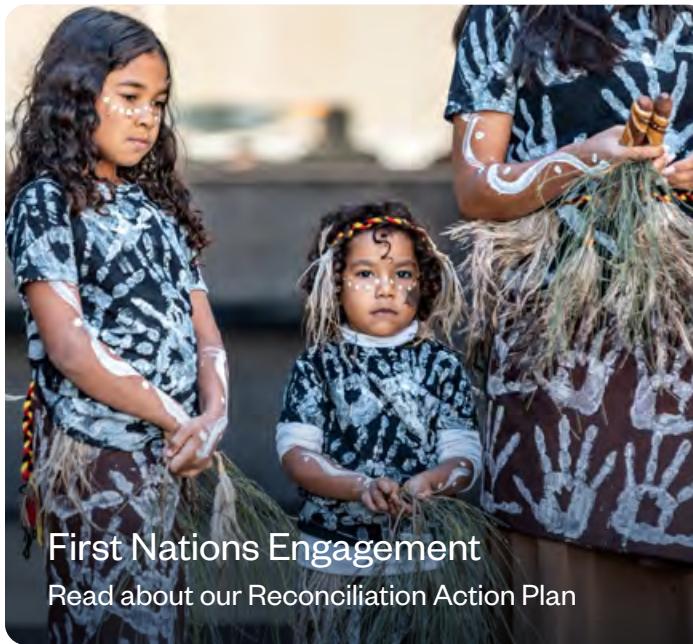


+ We support communities to prepare for disasters and then to respond and initiate recovery as soon as they happen. We work with partners equipped to deliver immediate response and sustained disaster and humanitarian relief.

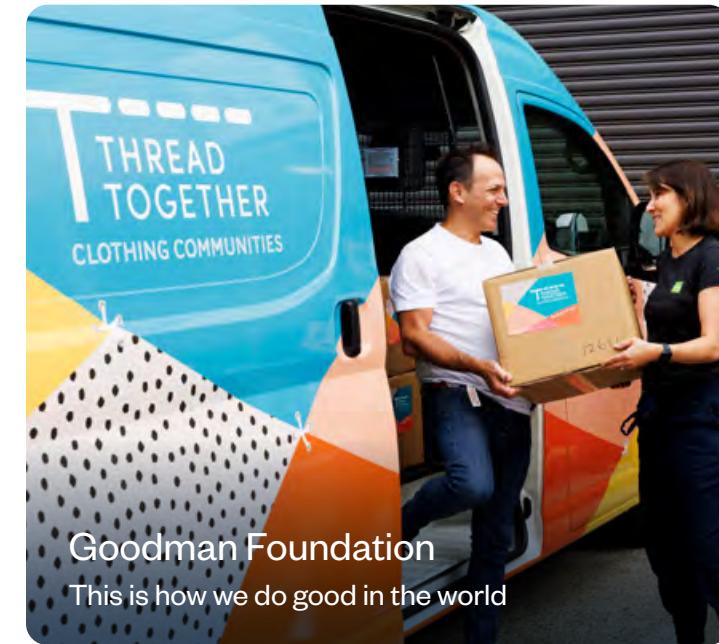
ABOUT GOODMAN



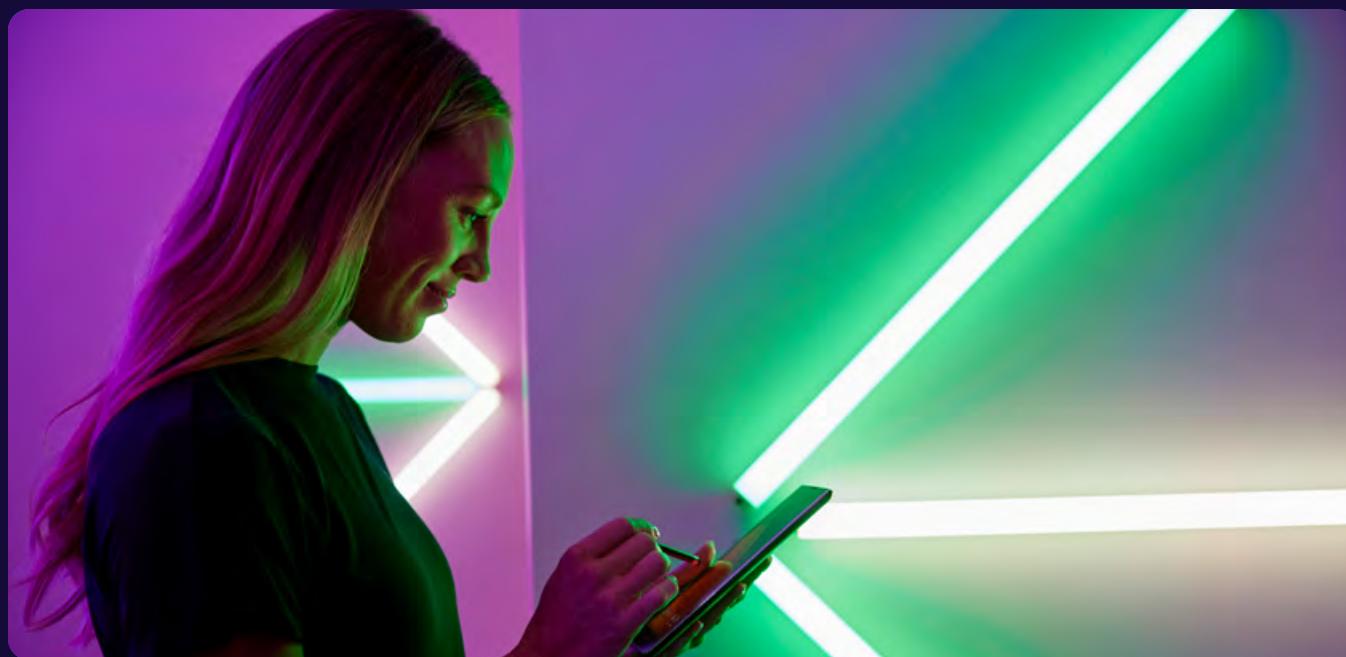
Our sustainability strategy
See how we're working to create
a more sustainable future



First Nations Engagement
Read about our Reconciliation Action Plan



Goodman Foundation
This is how we do good in the world



We own, develop and manage high-quality, sustainable properties globally that are close to consumers and provide essential infrastructure for the digital economy.

In Australia, Goodman is the largest industrial property developer. From concept to delivery, we work side-by-side with our customers to design and develop facilities that meet specific needs and expectations.

LEARN
MORE



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