



GOOD IS TRANSPORT AND DISTRIBUTION

GREAT IS WHAT YOU DO FROM HERE

Redbank Motorway Estate
51 Monash Road
Redbank, QLD

MAKING
SPACE
FOR
GREATNESS



strategic location



Redbank Motorway Estate is a modern industrial and logistics precinct comprising over 300,000 sqm of lettable area.

Situated adjacent to the Ipswich Motorway, the estate provides direct connections to Brisbane's key arterial networks.

Join some of Australia's largest corporations including Coles, Australia Post and Fedex at this landmark estate.

CUSTOMERS WHO CALL REDBANK 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.

AERIAL VIEW



Moreshead Crescent

51 Monash Road

Container rated secure hardstand

99.5m

42m

Monash Road

VIEW FROM ABOVE



VIEW FROM ABOVE

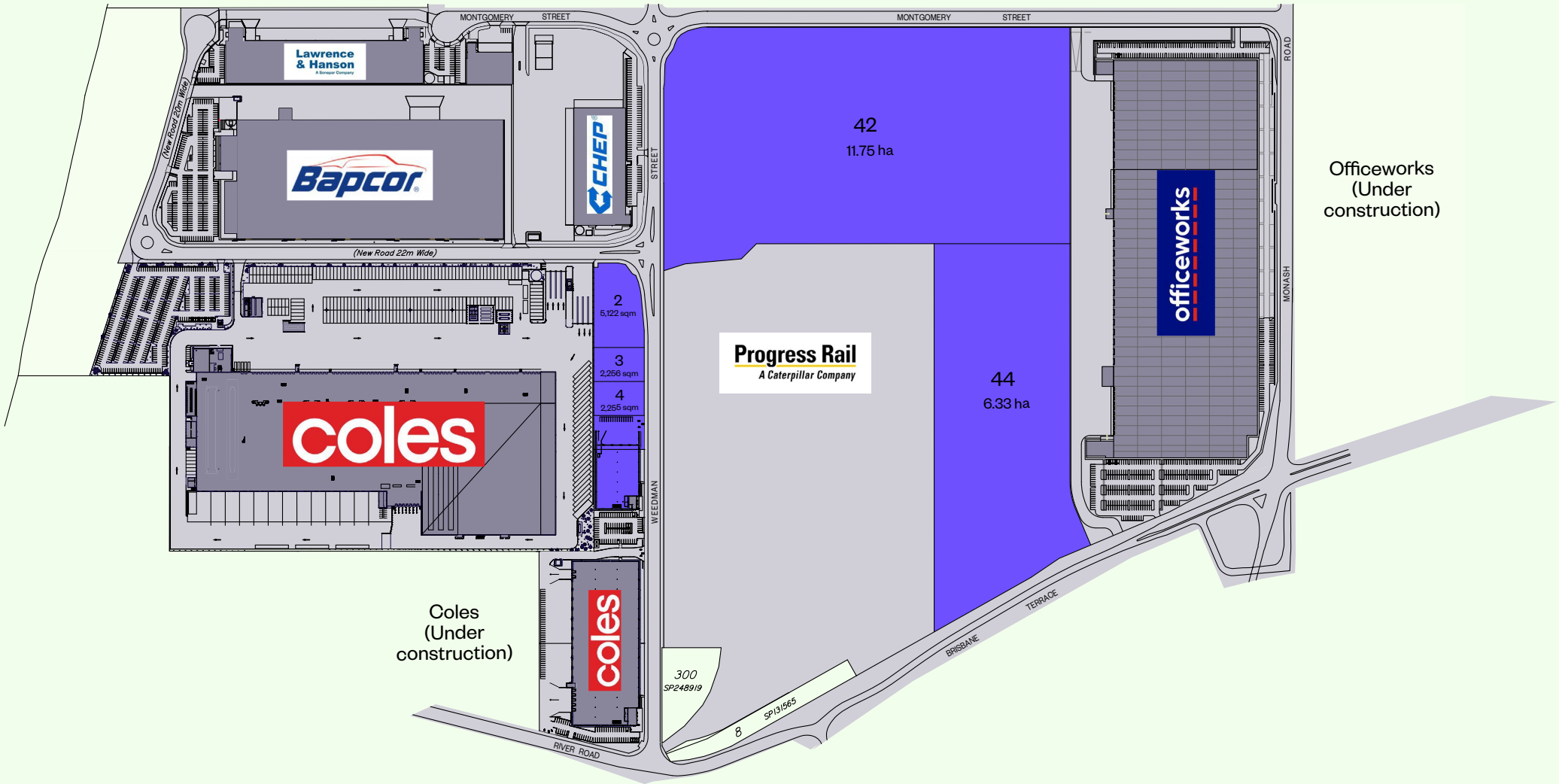


MASTERPLAN – NORTH SECTION



■ SUBJECT SITE
■ PRE-LEASE OPPORTUNITY

MASTERPLAN – SOUTH SECTION



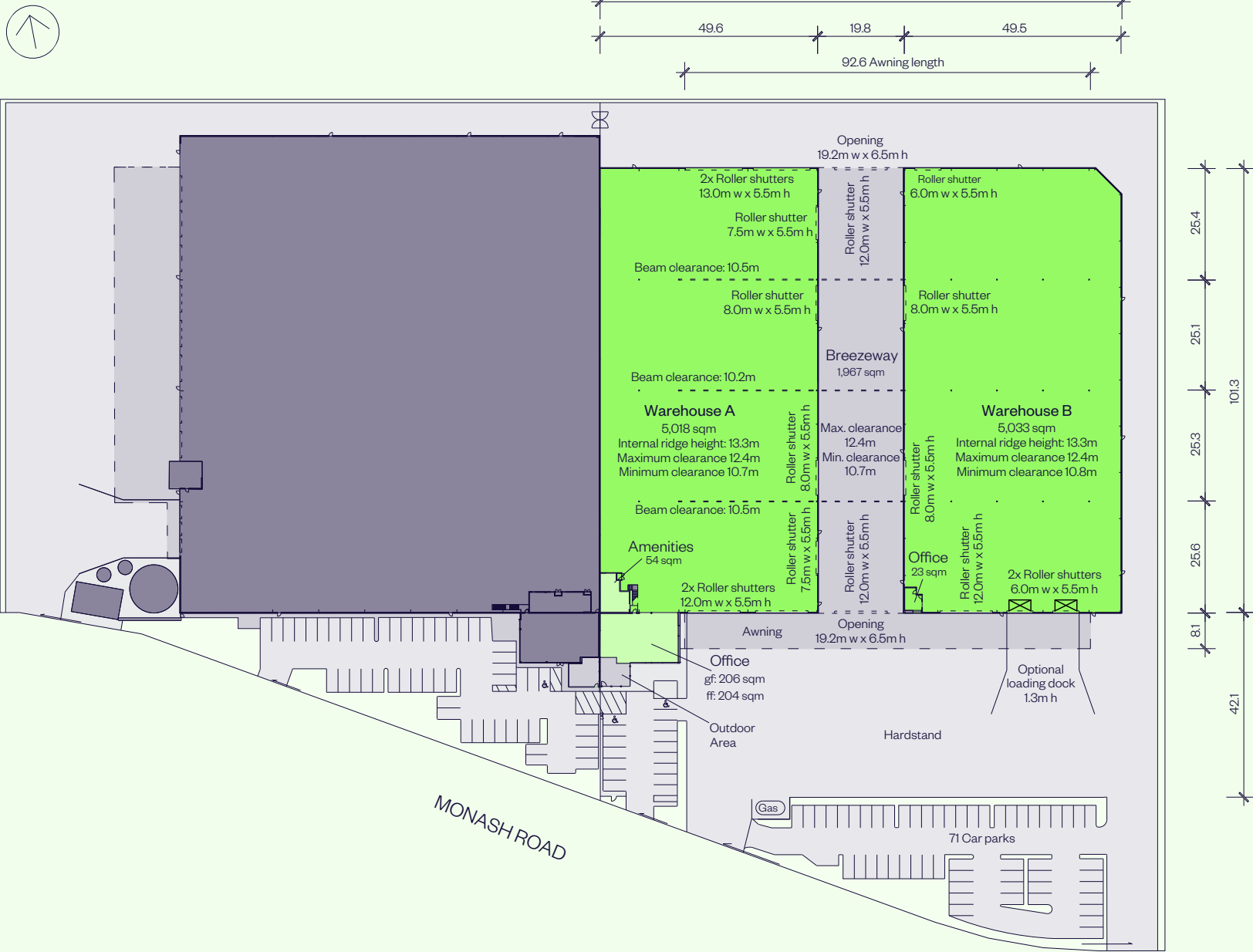
51 MONASH ROAD FEATURES

- + 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
- + 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.



SITE PLAN

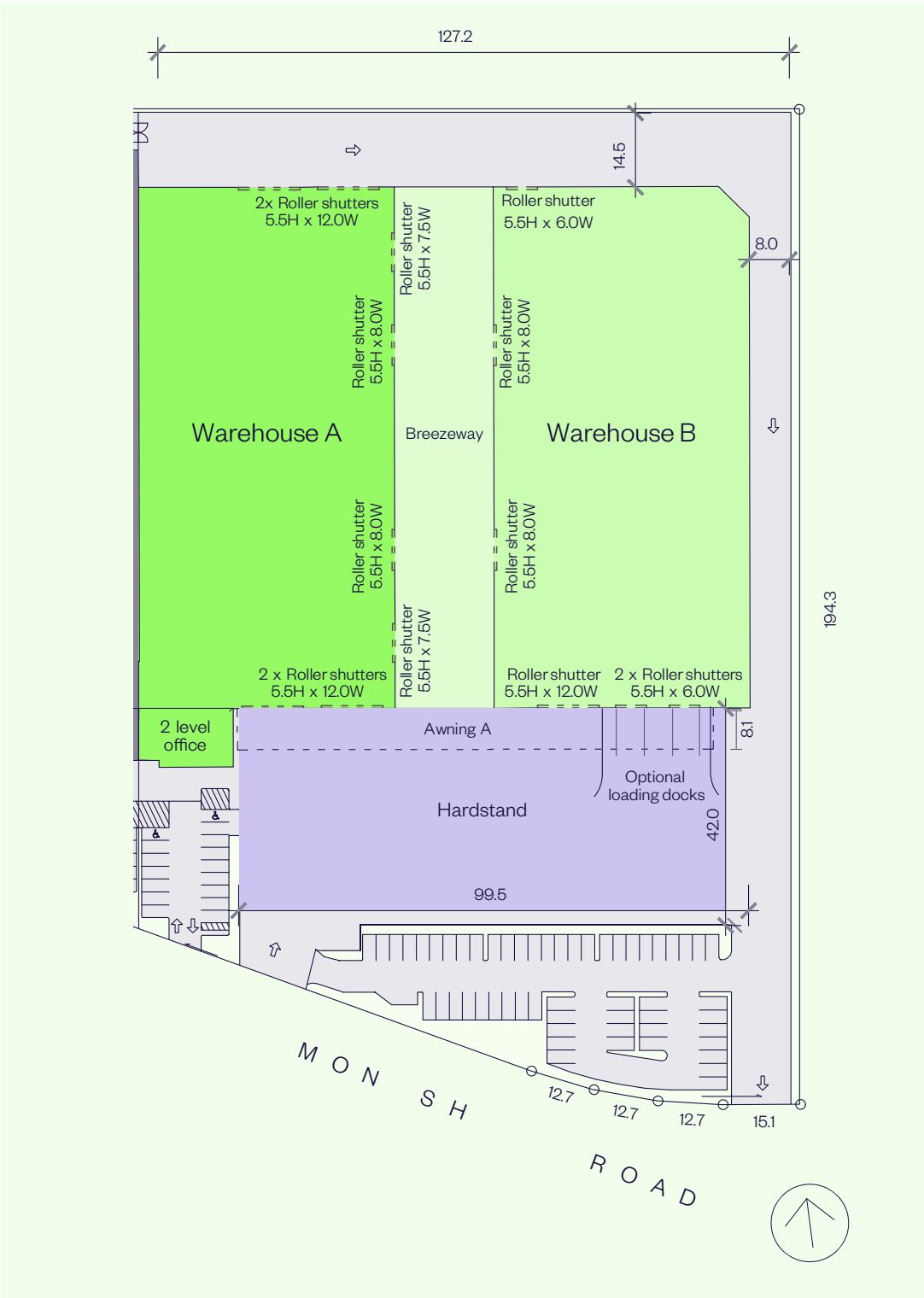
AREA SCHEDULE	SQM
Warehouse A	5,018
Warehouse B	5,033
Breezeway	1,967
Total building area	12,505
Internal ridge height	13.3m
Total car parking	71



51 Monash Road

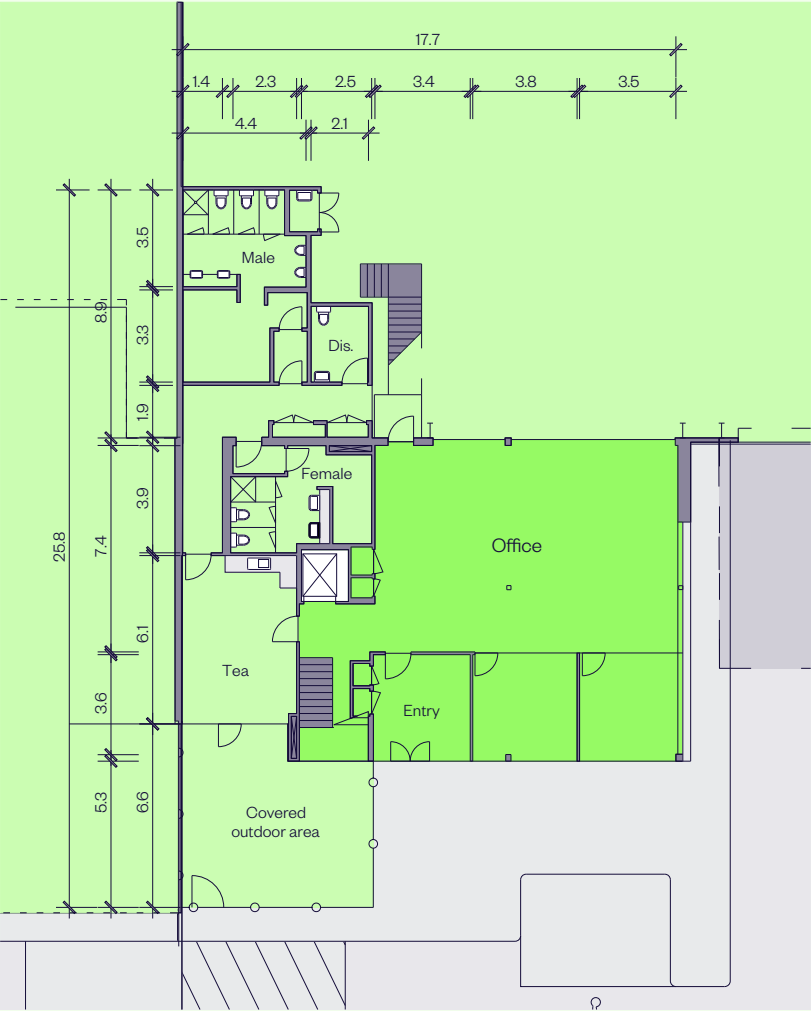
LOAD SCHEDULE

ITEM	SPECIFICATION
Warehouse A	
Pavement type	Conventioinal, 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	Conventioinal, 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	Conventioinal, 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	Conventioinal, 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 axel loads not exceeding 31.6 tonnes

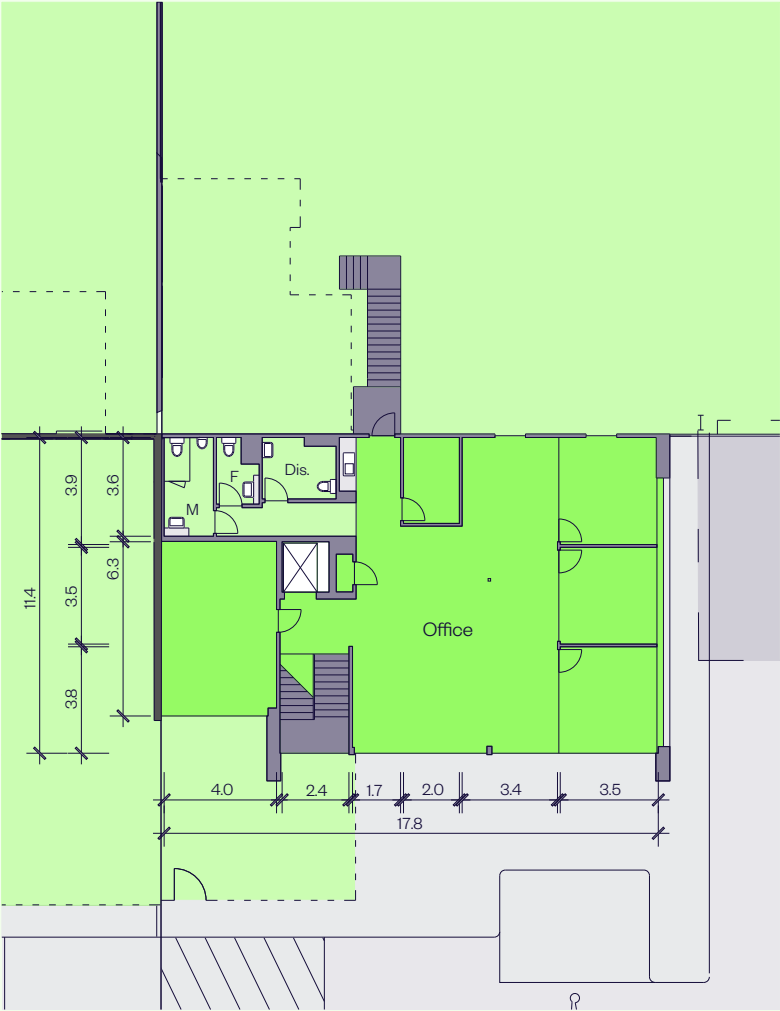


OFFICE PLAN

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



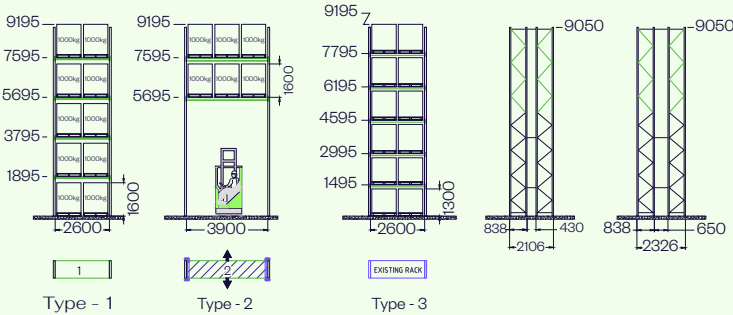
Office ground floor



Office first floor

INDICATIVE RACKING PLAN

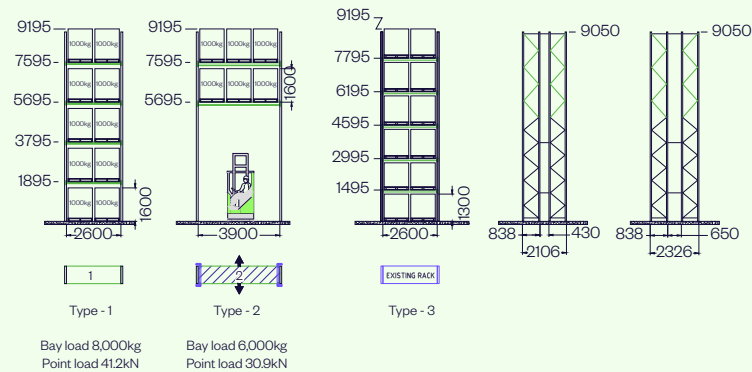
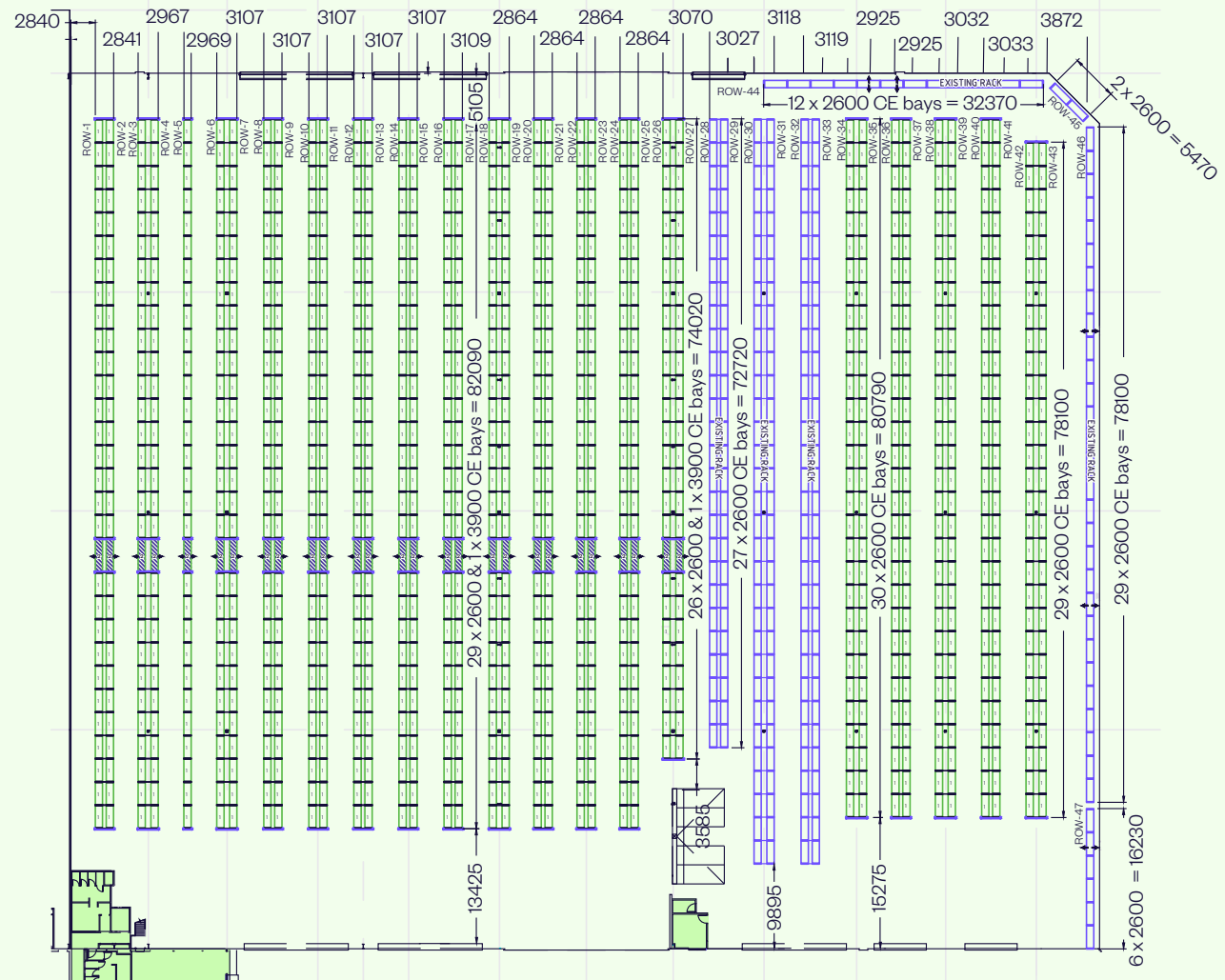
Warehouse A	5,452
Warehouse B	5,752
Total pallet spaces	11,204
Existing pallet spaces	2,596



- Legend
- Existing racking
 - Pallet racking
 - Drive through
 - Walk through

Bay load 8,000kg Bay load 6,000kg
Point load 41.2kN Point load 30.9kN

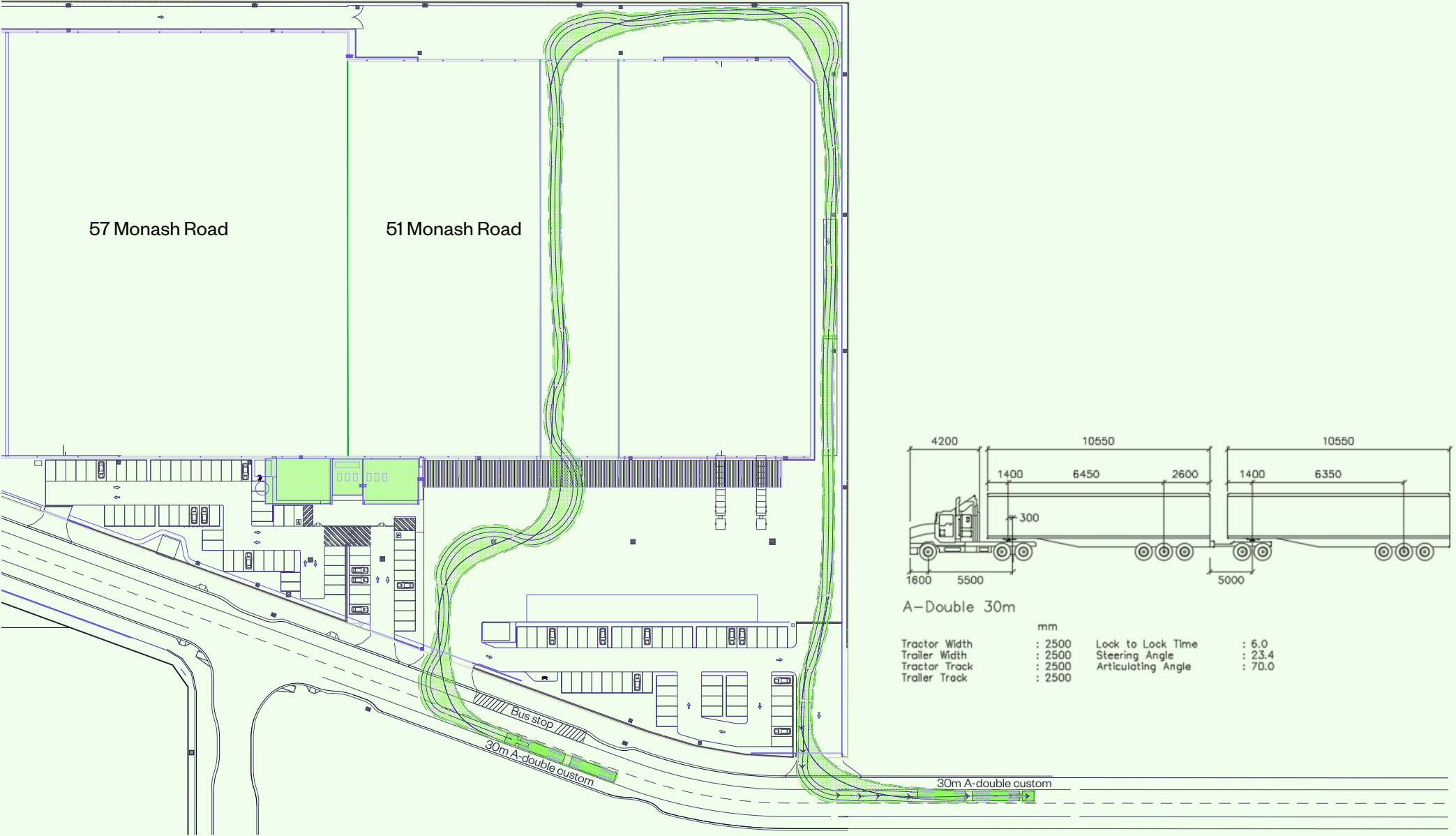
Warehouse A	5,032
Breezeway	2,900
Warehouse B	5,752
Total pallet spaces	13,684
Existing pallet spaces	2,596



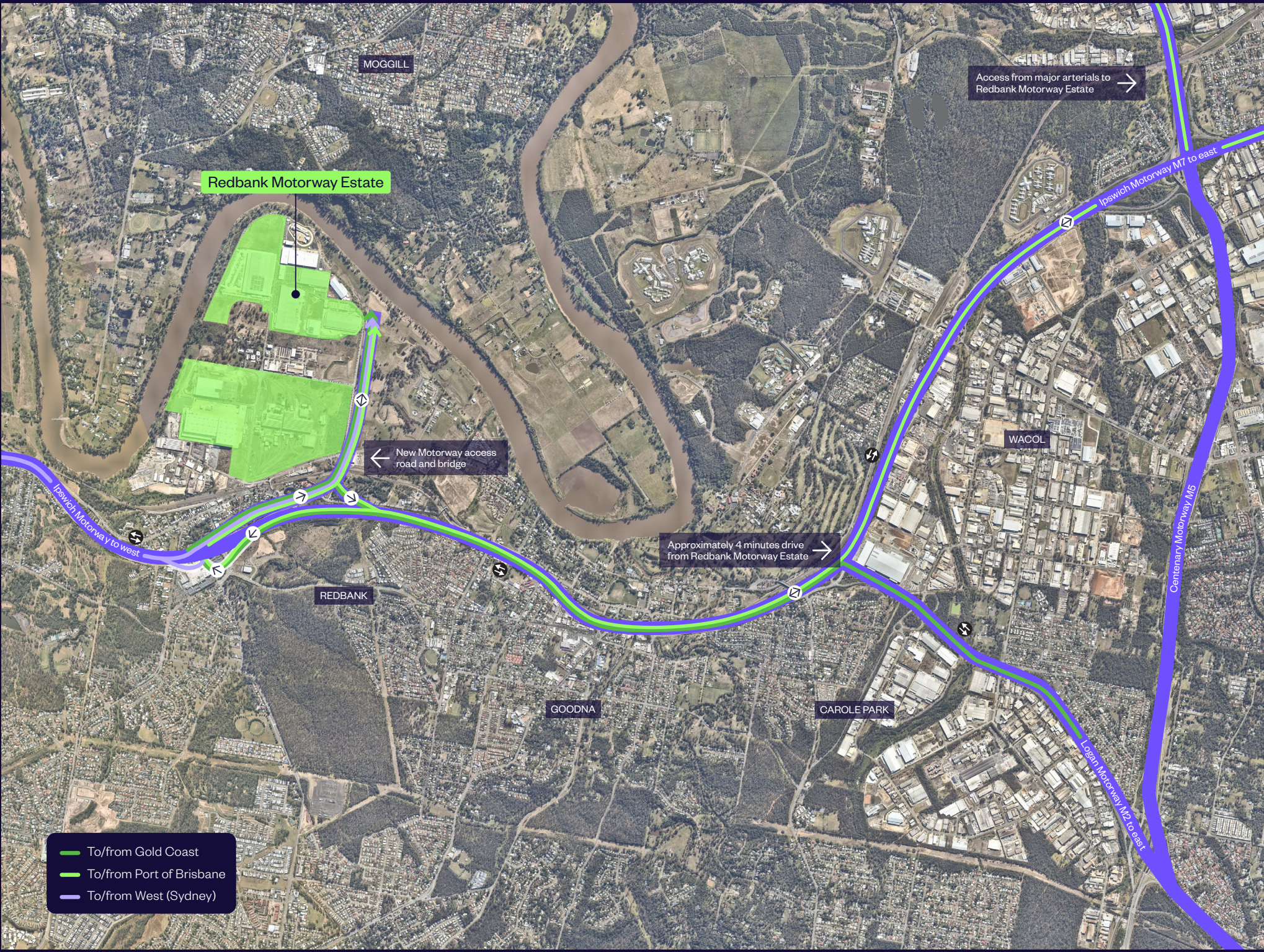
Legend

-  Existing racking
 Pallet racking
 Drive through
 Walk through

A-DOUBLE SWEEP PATH



ACCESS



1KM

to Ipswich Motorway

1.5KM

to Redbank train station

2KM

to Redbank Plaza

28KM

to Brisbane CBD

Easy
access

Key area statistics



2.8m
TOTAL POPULATION



1.1m
TOTAL HOUSEHOLDS



\$44,860bn
TOTAL PURCHASING POWER

Total spend on



\$3.4bn
CLOTHING



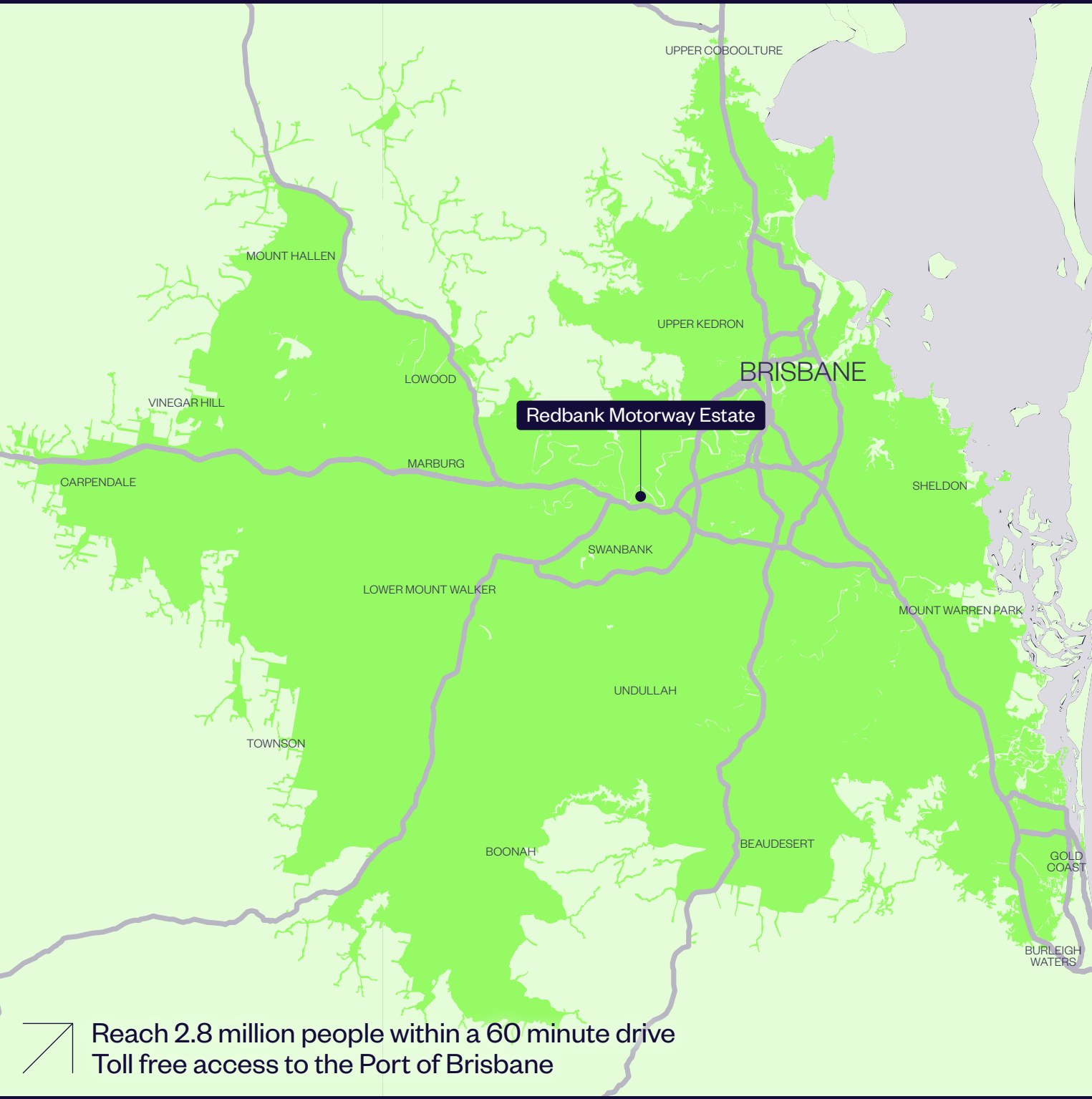
\$11.4bn
FOOD + BEVERAGE



\$2.8bn
PERSONAL CARE

WITHIN
60 MINUTE
DRIVE TIME

Source: Esri and Michael Bauer Research





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

Road

The estate is strategically positioned on the national road network, with connections to the Ipswich (1km from the Estate) and Logan Motorways, Cunningham/Warrego Highways and the Centenary, Gateway and M1 Motorways.

Train

Redbank train station has regular services arriving and departing approximately every 6 minutes in peak hour to Brisbane City, surrounding suburbs and beyond.

Services include:

- + Rosewood train – Caboolture to Rosewood via Brisbane City
- + Caboolture train – Ipswich via Brisbane City
- + Ipswich train – Caboolture via Brisbane City to Ipswich
- + Nambour train – Nambour via Brisbane City to Ipswich
- + Doomben train – Ipswich via Brisbane City
- + Redcliffe Peninsula train – Ipswich via Brisbane City
- + Springfield Central is also easily accessible on the Caboolture line via Darra station to the Springfield line.

Bus

- + Route 500 provides services between Goodna, Redbank, Riverview, Booval, Ipswich and Riverlink
- + Route 525 provides services between Redbank Plaza, Collingwood Park and Redbank Station (loop)
- + Route 526 provides services between Redbank, Redbank Plains, Augustine Heights and Springfield.

Redbank Motorway Estate has two existing bus shelters for future bus services.

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



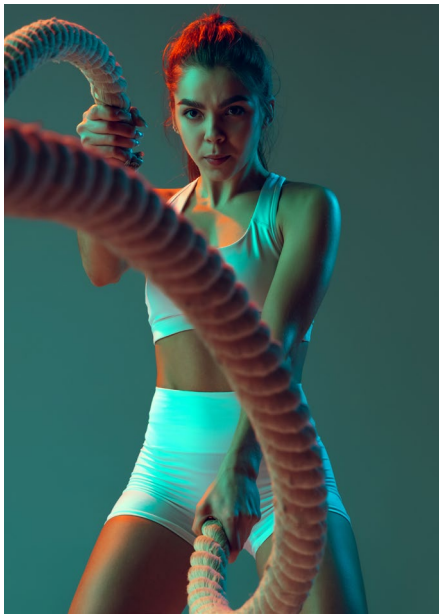
SOME ESTATES



*Indicative transport cost savings. All parties should rely on their own investigation and assessments.

ACCESS ADVANTAGE

NEARBY AMENITY AND SERVICES



On-site cafe

- + Located on Robert Smith Street, Zac's Carvery provides staff and visitors with the a range of freshly made food and drinks and corporate catering.

Shopping

- + Redbank Plaza – (Big W, Optus, Kmart, Vodafone, Australia Post, Aldi) 1 Collingwood Drive, Redbank
- + Town Square Redbank Plains Shopping Centre – (Woolworths, Aldi, Target, Australia Post, DAISO) 357/403 Redbank Plains Road, Redbank Plains
- + Orion Springfield Central – (Event Cinema, JB HI-FI, Coles, Aldi, NAB, CBA, ANZ, Westpac, Suncorp) 1 Main Street, Springfield

Child care and early education

- + Montessori Pathways – 47-49 Brisbane Road, Redbank
- + Rising Stars – 11 Collingwood Drive, Redbank
- + Goodstart Early Learning – 112-114 Eagle Street, Redbank Plains
- + The Lakes Early Learning Child Care Centre – 3 Spring Avenue, Springfield Lakes
- + Kindy Patch – 37 Sinnathamby Boulevard, Springfield
- + Guardian Early Learning Centre – 51 Barry Alexander Drive, Springfield

Food and hotels

- + McDonald's – Shop 219 Level 2, Redbank Plaza
- + KFC – 1 Collingwood Drive, Redbank
- + Boost Juice – Shop K2.5 Level 2, Redbank Plaza
- + Coffee Club – Shop K12 Level 2, Redbank Plaza
- + Nando's – 357/381 Redbank Plains Road, Redbank Plains
- + Subway – 494 Redbank Plains Road, Redbank Plains
- + Sushi 79 – 357/381 Redbank Plains Road, Redbank Plains
- + Pho Express – 357/381 Redbank Plains Road, Redbank Plains
- + Food Industry Café – 59 Brisbane Road, Redbank
- + The Commercial Hotel – 72 Brisbane Road, Redbank
- + Kerwick Hotel – 1 Kerwick Street, Redbank

Fitness

- + Freedom Health and Fitness – 9/59 Brisbane Road, Redbank
- + Just Sports n' Fitness – 1 Chalk Street, Redbank
- + Anytime Fitness – Intersection of Jones and Redbank Plains Road, Redbank Plains.

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

SERVICE

FIRST NATIONS ENGAGEMENT



We acknowledge the Aboriginal and Torres Strait Islander Traditional Custodians of the land on which we work and live. We pay respect to Elders past, present and emerging. We value their custodianship of over 65,000 years.



Artist Danielle Mate with her artwork created for Goodman's Reflect RAP.

As a business that works across many locations, we have a responsibility to listen, learn and walk alongside First Nations peoples to ensure our activities support the continuing of connection to their land, waters, cultures, languages and traditions.

Goodman received formal endorsement of our Reflect RAP. We have clear commitments around the core pillars of relationships, respect and opportunities.

Our RAP journey is ongoing, and we're determined to make a difference.

CONTACT



ENQUIRE NOW

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VIEW THIS PROPERTY ONLINE

