



GOOD IS PRIME POSITION

GREAT IS WHAT YOU DO FROM HERE

MAKING
SPACE
FOR
GREATNESS



Redbank Motorway Estate,
130 Robert Smith Street, 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.



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.

VIEW FROM ABOVE



VIEW FROM ABOVE



OVERVIEW

- + Flexible warehousing opportunities from 6,375 - 39,594 sqm
- + 14.6m warehouse height with 11m minimum clearance
- + Multiple on-grade roller shutter doors with 37-45m wide awnings
- + Striking office areas with contemporary facade
- + LED lighting throughout
- + 1 MW rooftop solar system
- + Water reticulation for re-use in landscaping and amenities
- + Dedicated EV car parking stations
- + Individual dock offices including amenities
- + Targeting a 5 Star Green Star rating.



PERSPECTIVE

Aerial view – 130 Robert Smith Street, Redbank Motorway Estate



Artist's impression

PERSPECTIVE

Street view – 130 Robert Smith Street, Redbank Motorway Estate



Artist's impression

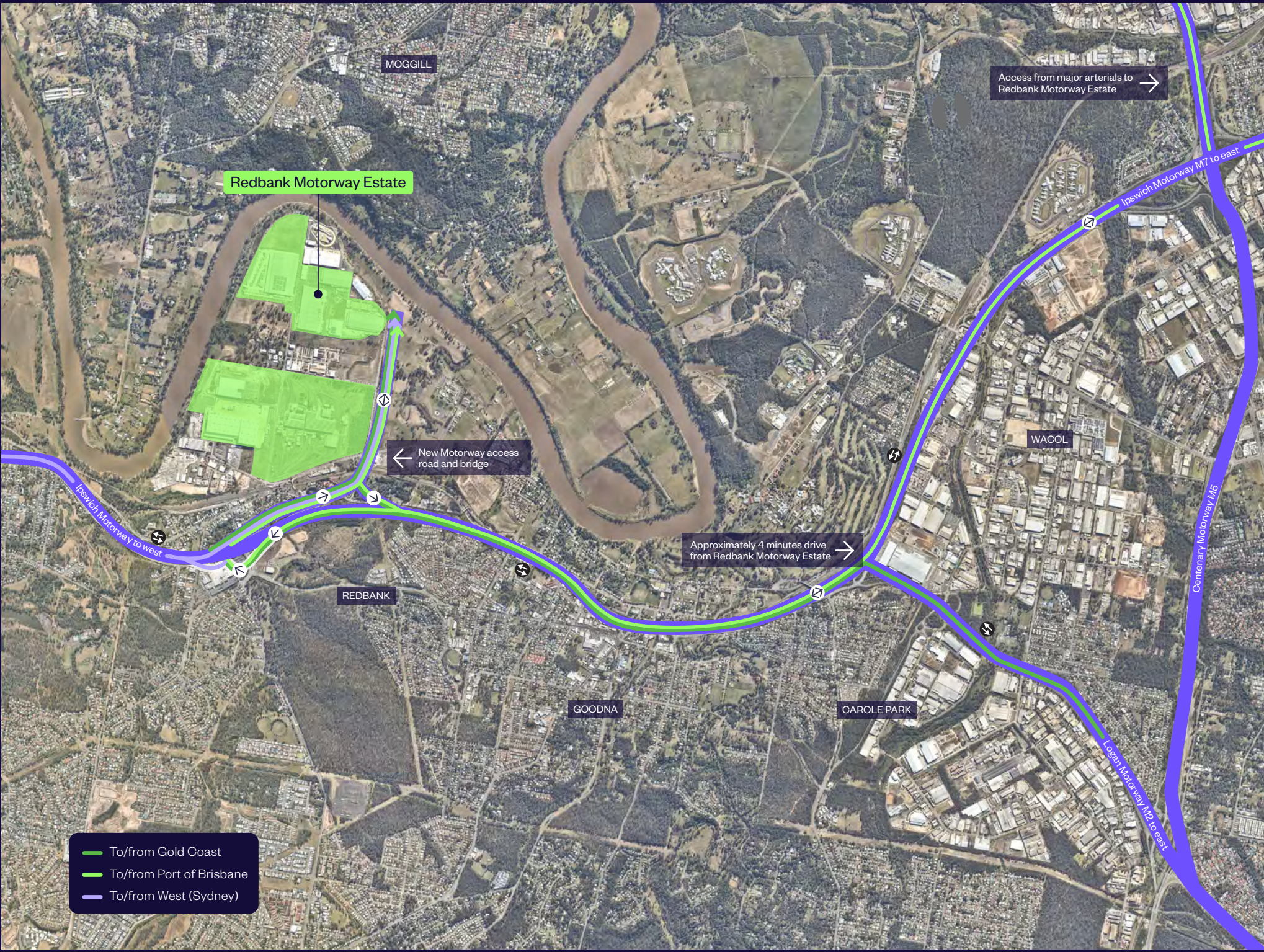
PERSPECTIVE

Office view – 130 Robert Smith Street, Redbank Motorway Estate Street view



Artist's impression

ACCESS



1KM

to Ipswich Motorway

1.5KM

to Redbank train station

2KM

to Redbank Plaza

28KM

to Brisbane CBD

Easy
access



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



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

Key area statistics



2.8m
TOTAL POPULATION



1.1m
TOTAL HOUSEHOLDS



\$44,860bn
TOTAL PURCHASING POWER

Total spend on



\$3.4bn
CLOTHING



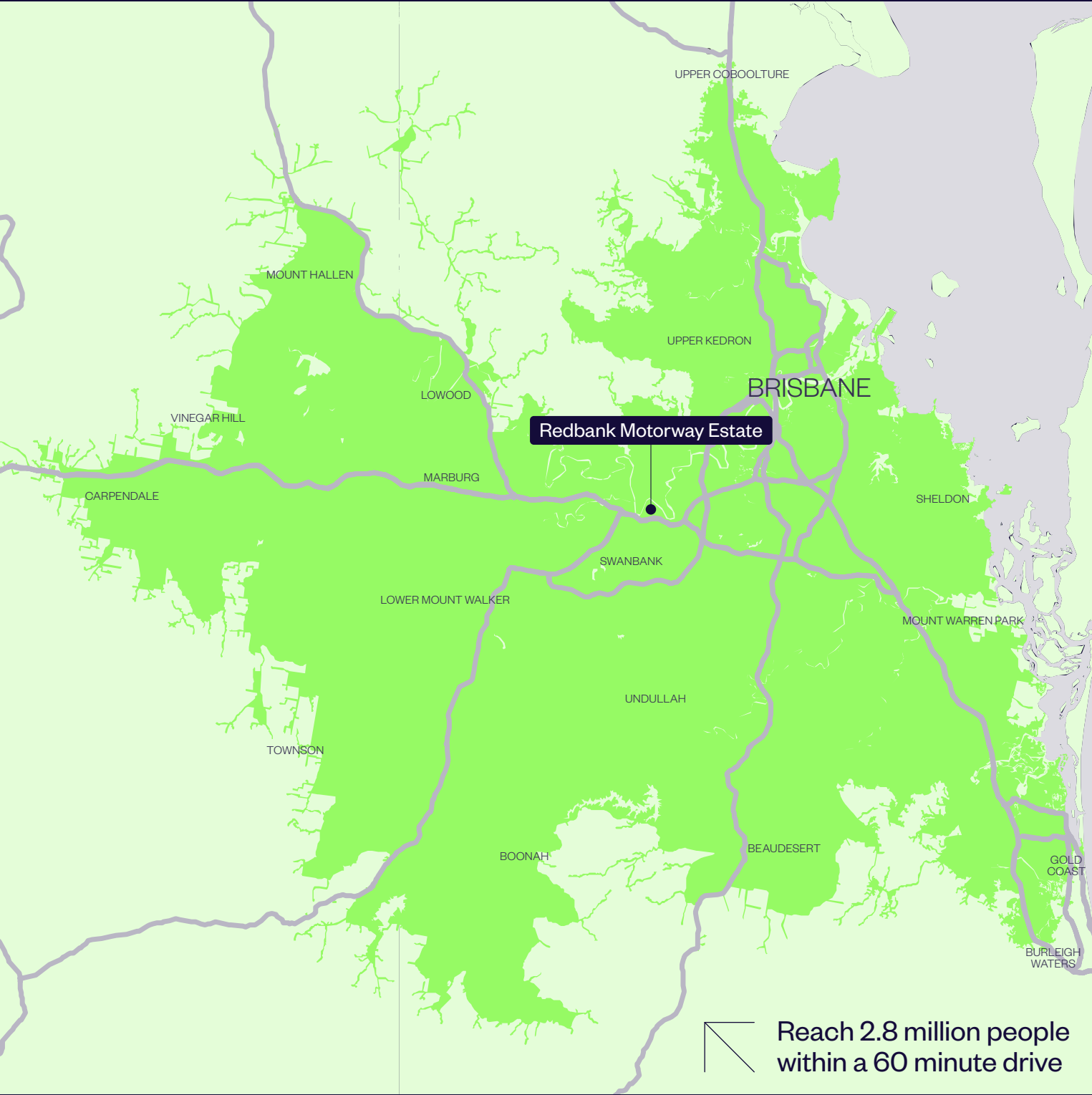
\$11.4bn
FOOD + BEVERAGE



\$2.8bn
PERSONAL CARE

WITHIN
60 MINUTE
DRIVE TIME

Source: Esri and Michael Bauer Research



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

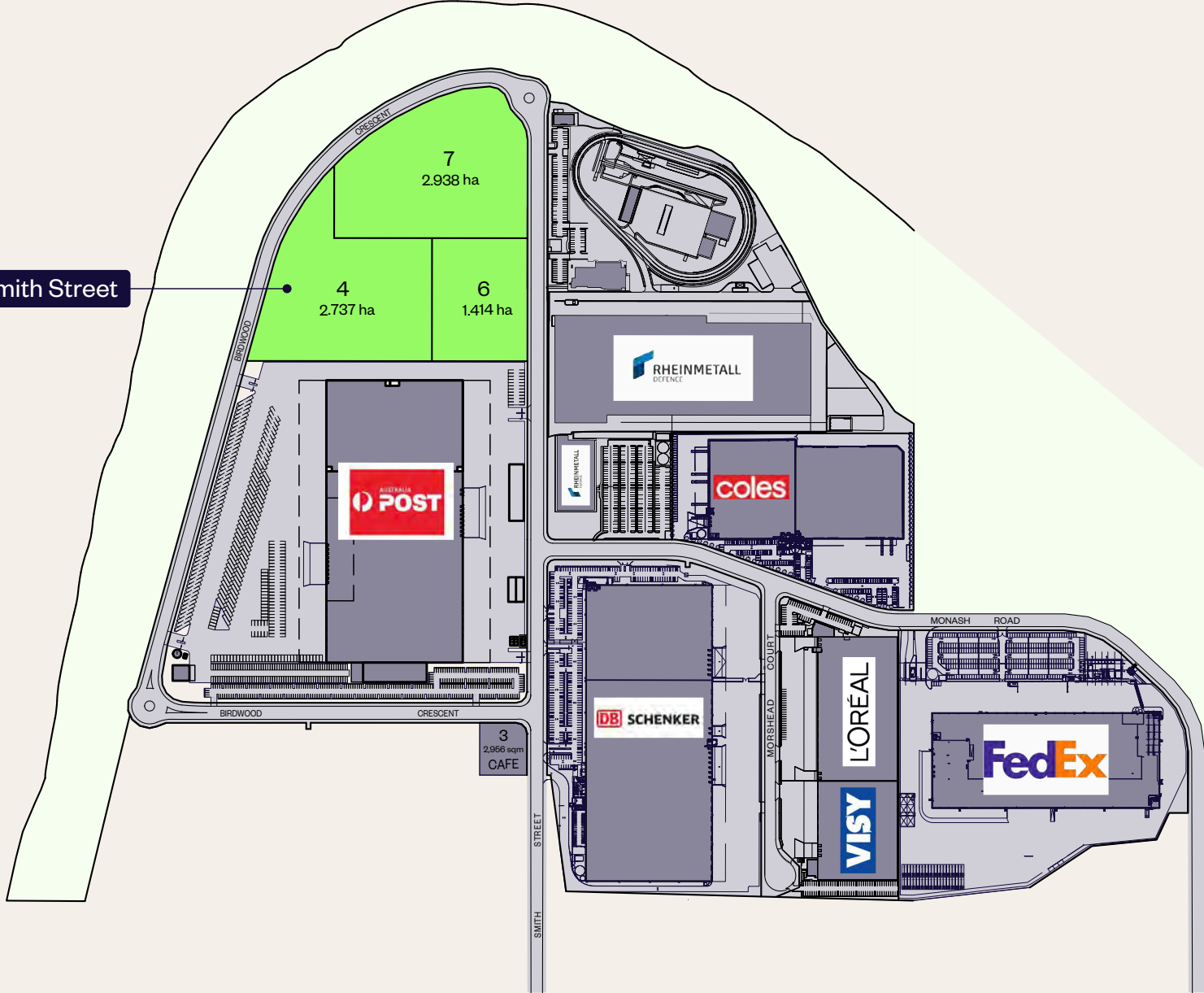
- + McDonald's – Shop 219 Level 2, Redbank Plaza
- + KFC – 1 Collingwood Drive, Redbank
- + Boost Juice – Shop K2.5 Level 2, Redbank Plaza
- + Coffee Club – Shop K12 Level 2, Redbank Plaza
- + Nando's – 357/381 Redbank Plains Road, Redbank Plains
- + Subway – 494 Redbank Plains Road, Redbank Plains
- + 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.

MASTERPLAN - NORTH SECTION

130 Robert Smith Street



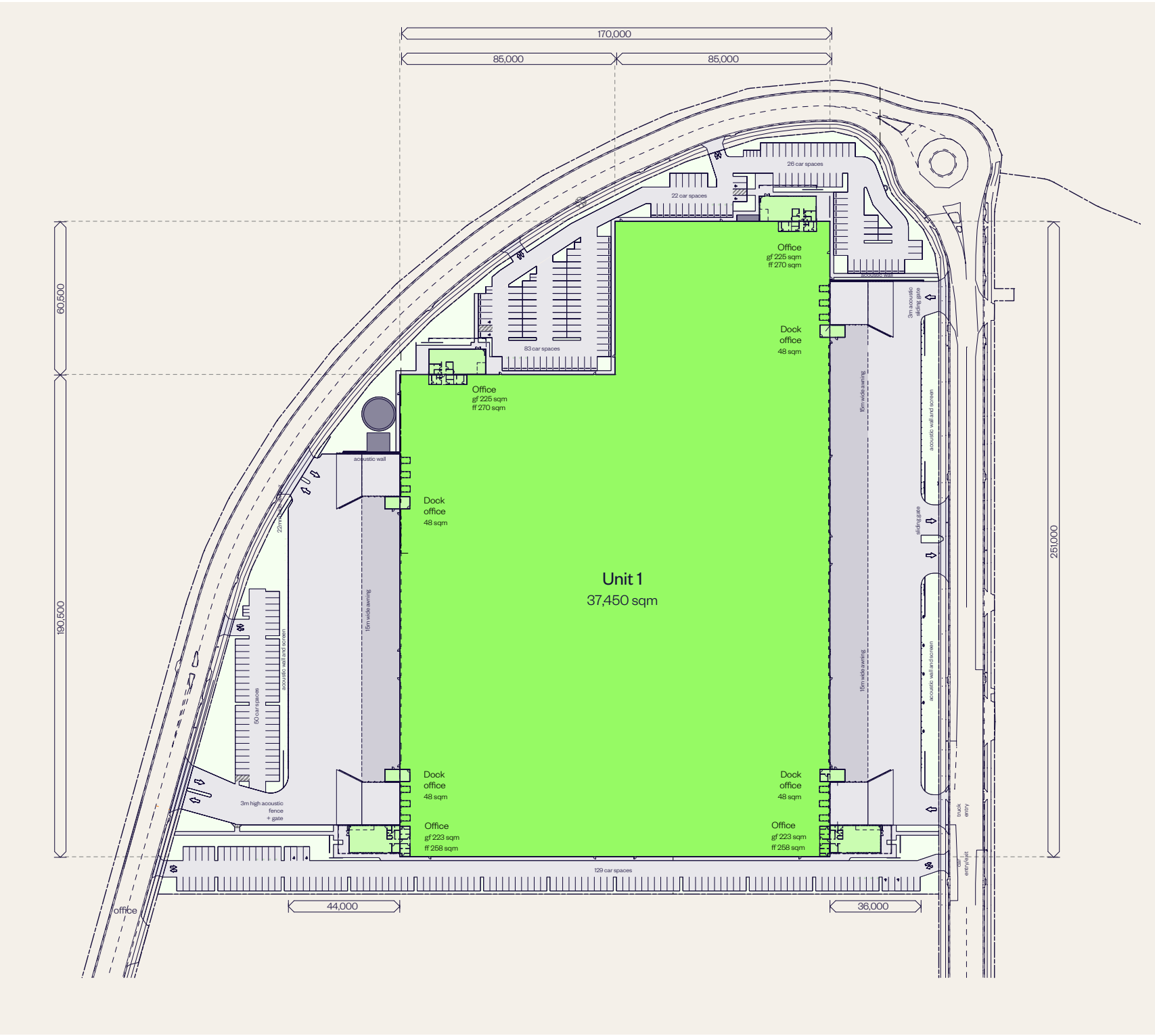
MASTERPLAN - SOUTH SECTION



OPTION 1

130 Robert Smith Street
Redbank Motorway Estate

AREA SCHEDULE	SQM
Site area	70,895
Warehouse	37,450
Office (total)	1,952
Dock office	192
Total GFA	39,594
Total car parking (incl. 8 PWD)	338 spaces

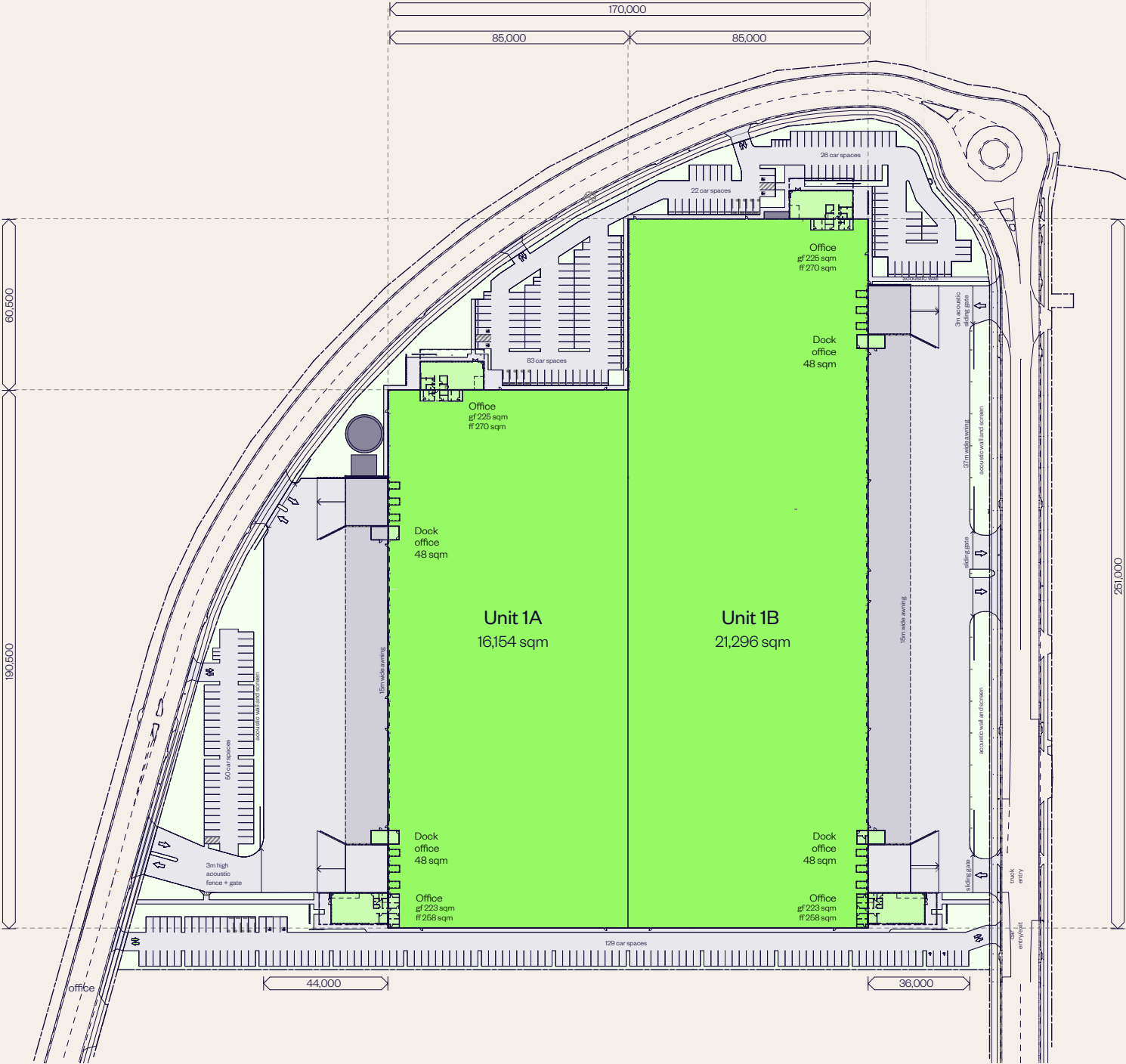


OPTION 2

130 Robert Smith Street

Redbank Motorway Estate

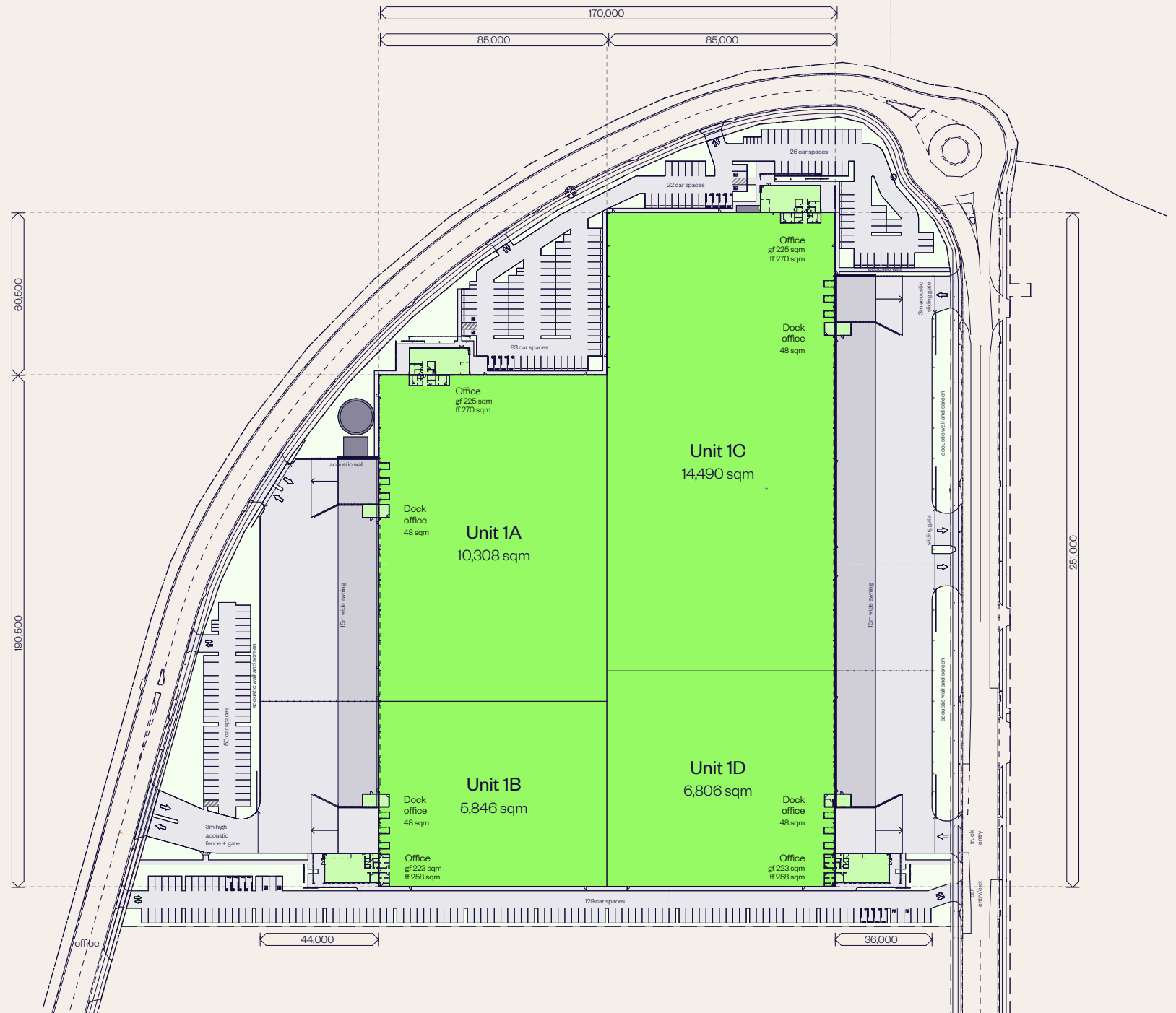
AREA SCHEDULE	SQM
Site area	70,895
Tenancy 1A	
Warehouse	16,154
Office (total)	976
Dock office	96
Total tenancy 1A	17,226
Tenancy 1B	
Warehouse	21,296
Office (total)	976
Dock office	96
Total tenancy 1B	22,368
Total GFA	39,594
Total car parking (incl. 8 PWD)	338 spaces



OPTION 3

**130 Robert Smith Street
Redbank Motorway Estate**

AREA SCHEDULE	SQM
Site area	70,895
Tenancy 1A	
Warehouse	10,308
Office (total)	495
Dock office	48
Total tenancy 1A	10,851
Tenancy 1B	
Warehouse	5,846
Office (total)	481
Dock office	48
Total tenancy 1B	6,375
Tenancy 1C	
Warehouse	14,490
Office (total)	495
Dock office	48
Total tenancy 1C	15,033
Tenancy 1D	
Warehouse	6,806
Office (total)	481
Dock office	48
Total tenancy 1D	7,335
Total GFA	39,594
Total car parking (incl. 8 PWD)	338 spaces

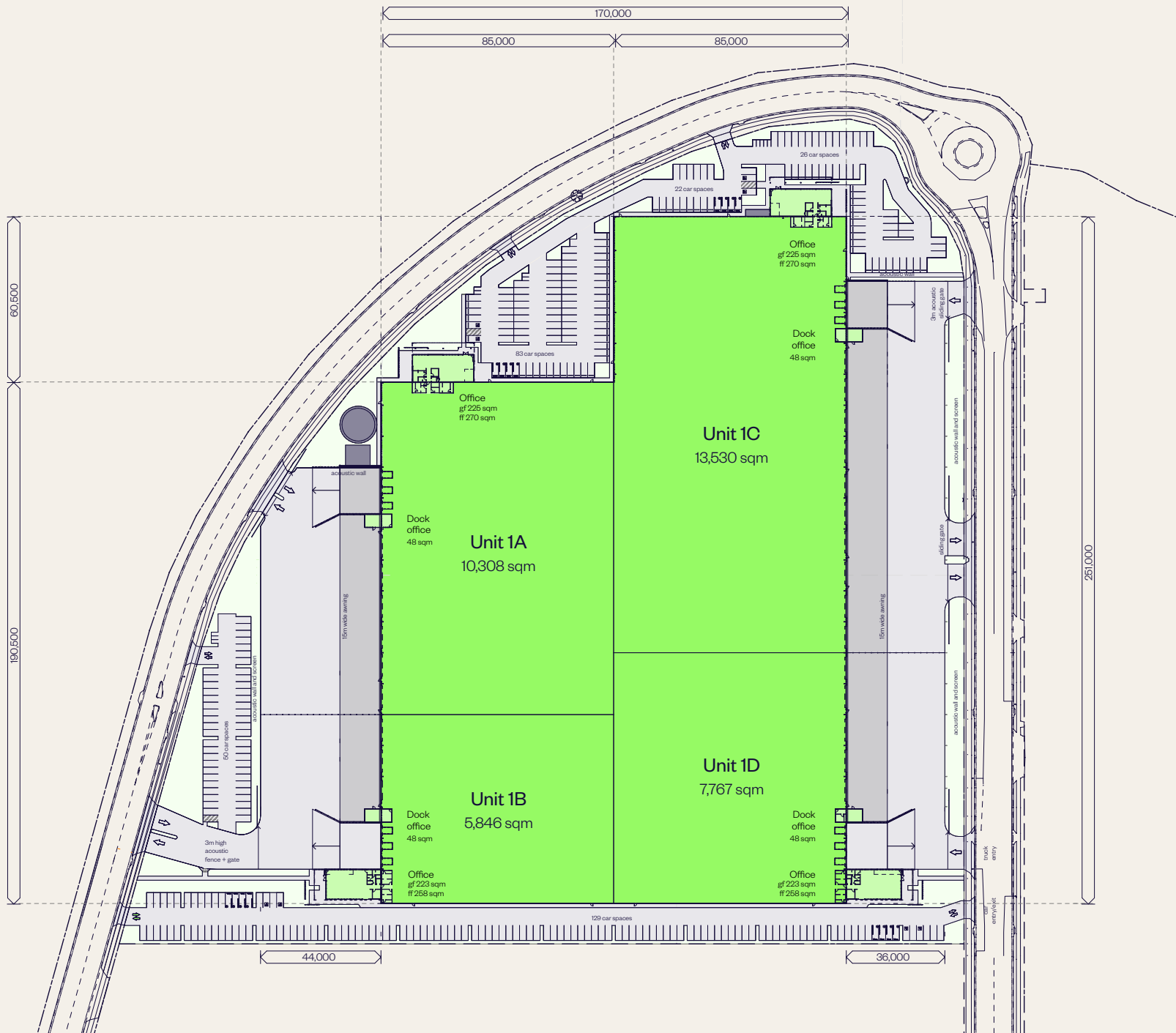


 FOR LEASE

OPTION 4

130 Robert Smith Street
Redbank Motorway Estate

AREA SCHEDULE	SQM
Site area	70,895
Tenancy 1A	
Warehouse	10,308
Office (total)	495
Dock office	48
Total tenancy 1A	10,851
Tenancy 1B	
Warehouse	5,846
Office (total)	481
Dock office	48
Total tenancy 1B	6,375
Tenancy 1C	
Warehouse	13,530
Office (total)	495
Dock office	48
Total tenancy 1C	14,073
Tenancy 1D	
Warehouse	7,767
Office (total)	481
Dock office	48
Total tenancy 1D	8,296
Total GFA	39,594
Total car parking (incl. 8 PWD)	338 spaces

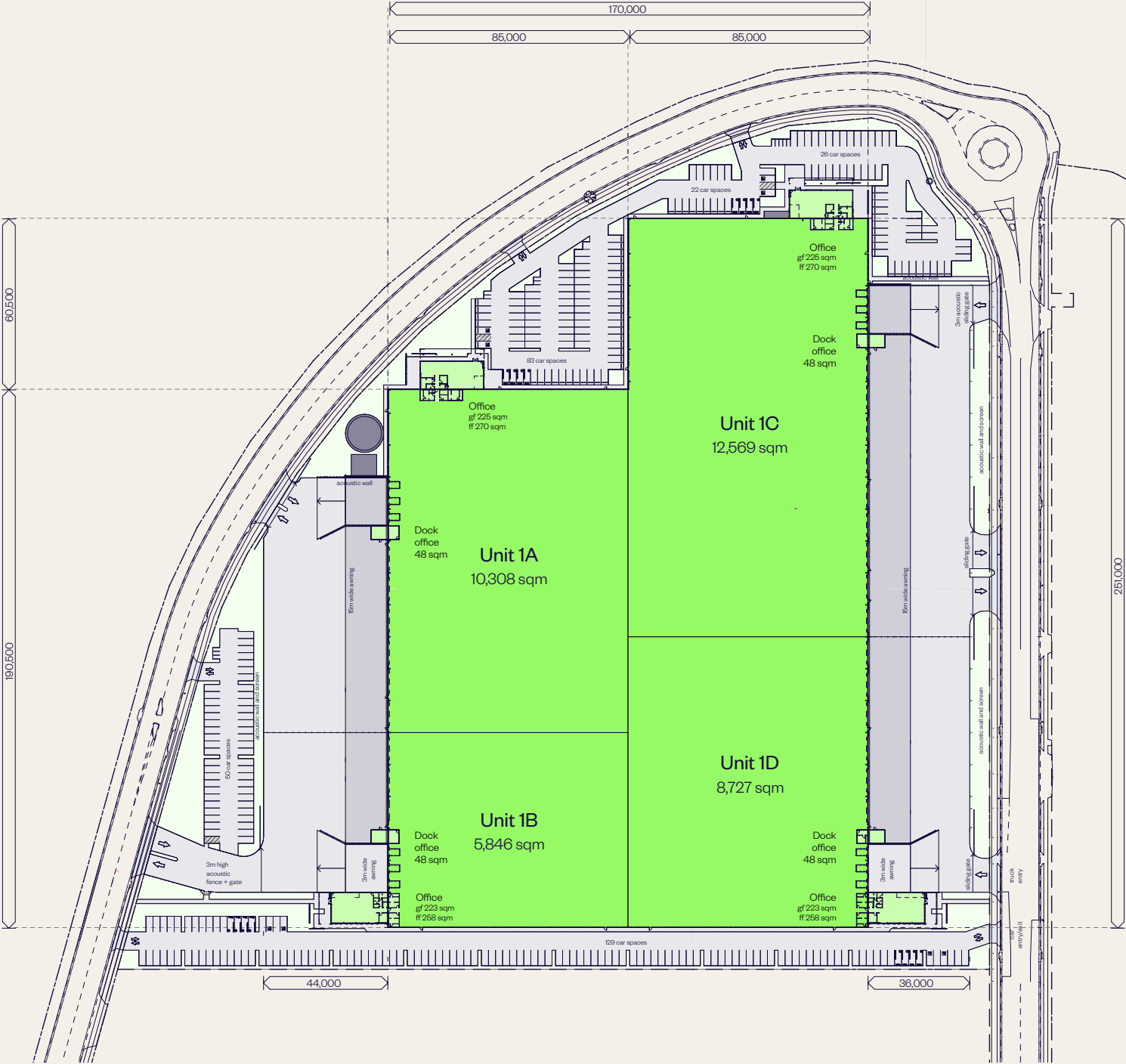


■ FOR LEASE

OPTION 5

130 Robert Smith Street
Redbank Motorway Estate

AREA SCHEDULE	SQM
Site area	70,895
Tenancy 1A	
Warehouse	10,308
Office (total)	495
Dock office	48
Total tenancy 1A	10,851
Tenancy 1B	
Warehouse	5,846
Office (total)	481
Dock office	48
Total tenancy 1B	6,375
Tenancy 1C	
Warehouse	12,569
Office (total)	495
Dock office	48
Total tenancy 1C	13,112
Tenancy 1D	
Warehouse	8,727
Office (total)	481
Dock office	48
Total tenancy 1D	9,256
Total GFA	39,594
Total car parking (incl. 8 PWD)	338 spaces



OPTION 6

130 Robert Smith Street
Redbank Motorway Estate

AREA SCHEDULE	SQM
Site area	70,895
Tenancy 1A	
Warehouse	10,308
Office (total)	495
Dock office	48
Total tenancy 1A	10,851
Tenancy 1B	
Warehouse	5,846
Office (total)	481
Dock office	48
Total tenancy 1B	6,375
Tenancy 1C	
Warehouse	11,609
Office (total)	495
Dock office	48
Total tenancy 1C	12,152
Tenancy 1D	
Warehouse	9,688
Office (total)	481
Dock office	48
Total tenancy 1D	10,217
Total GFA	39,594
Total car parking (incl. 8 PWD)	338 spaces

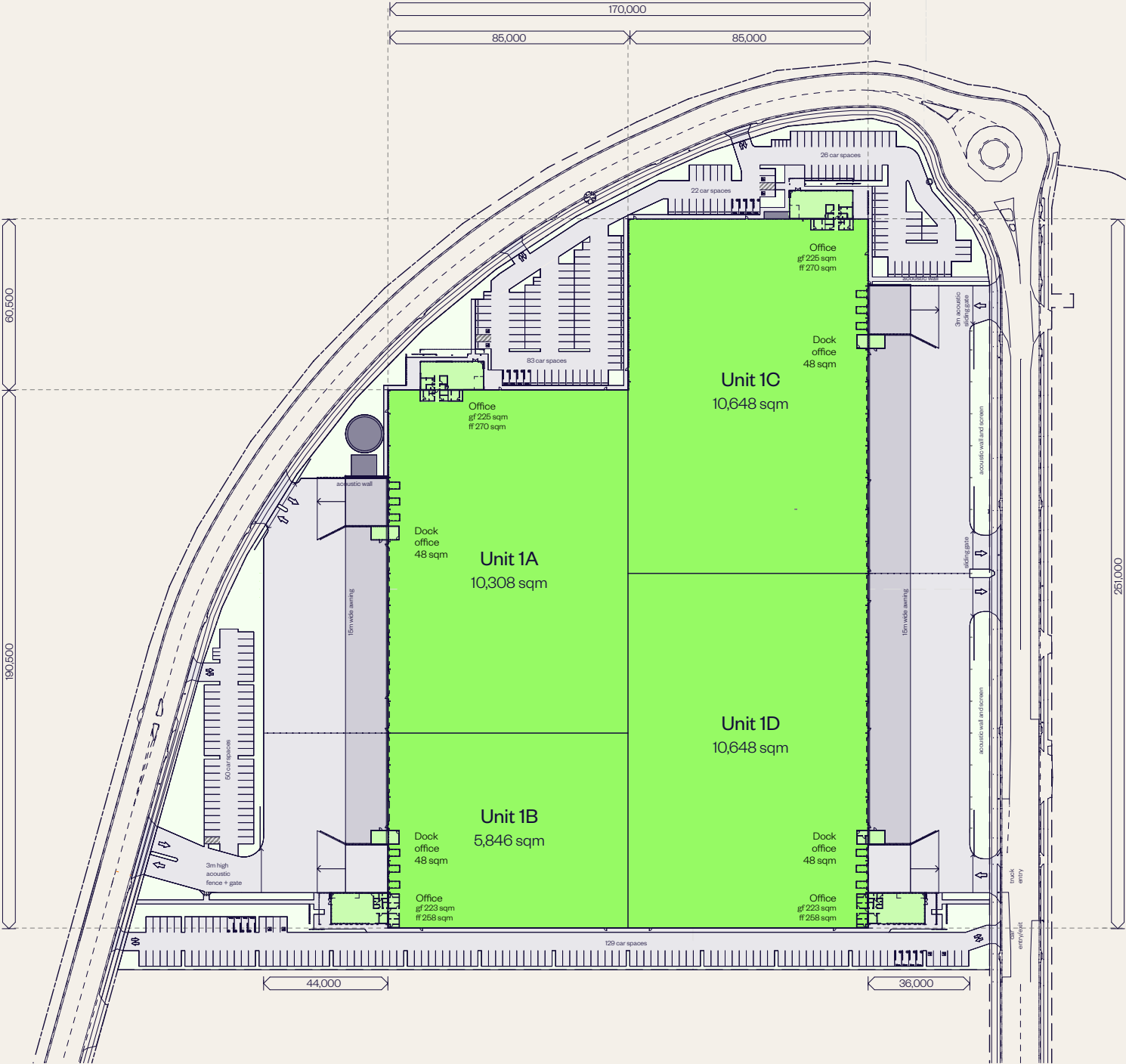


OPTION 7

130 Robert Smith Street
Redbank Motorway Estate

AREA SCHEDULE	SQM
Site area	70,895
Tenancy 1A	
Warehouse	10,308
Office (total)	495
Dock office	48
Total tenancy 1A	10,851
Tenancy 1B	
Warehouse	5,846
Office (total)	481
Dock office	48
Total tenancy 1B	6,375
Tenancy 1C	
Warehouse	10,648
Office (total)	495
Dock office	48
Total tenancy 1C	11,191
Tenancy 1D	
Warehouse	10,648
Office (total)	481
Dock office	48
Total tenancy 1D	11,177
Total GFA	39,594
Total car parking (incl. 8 PWD)	338 spaces

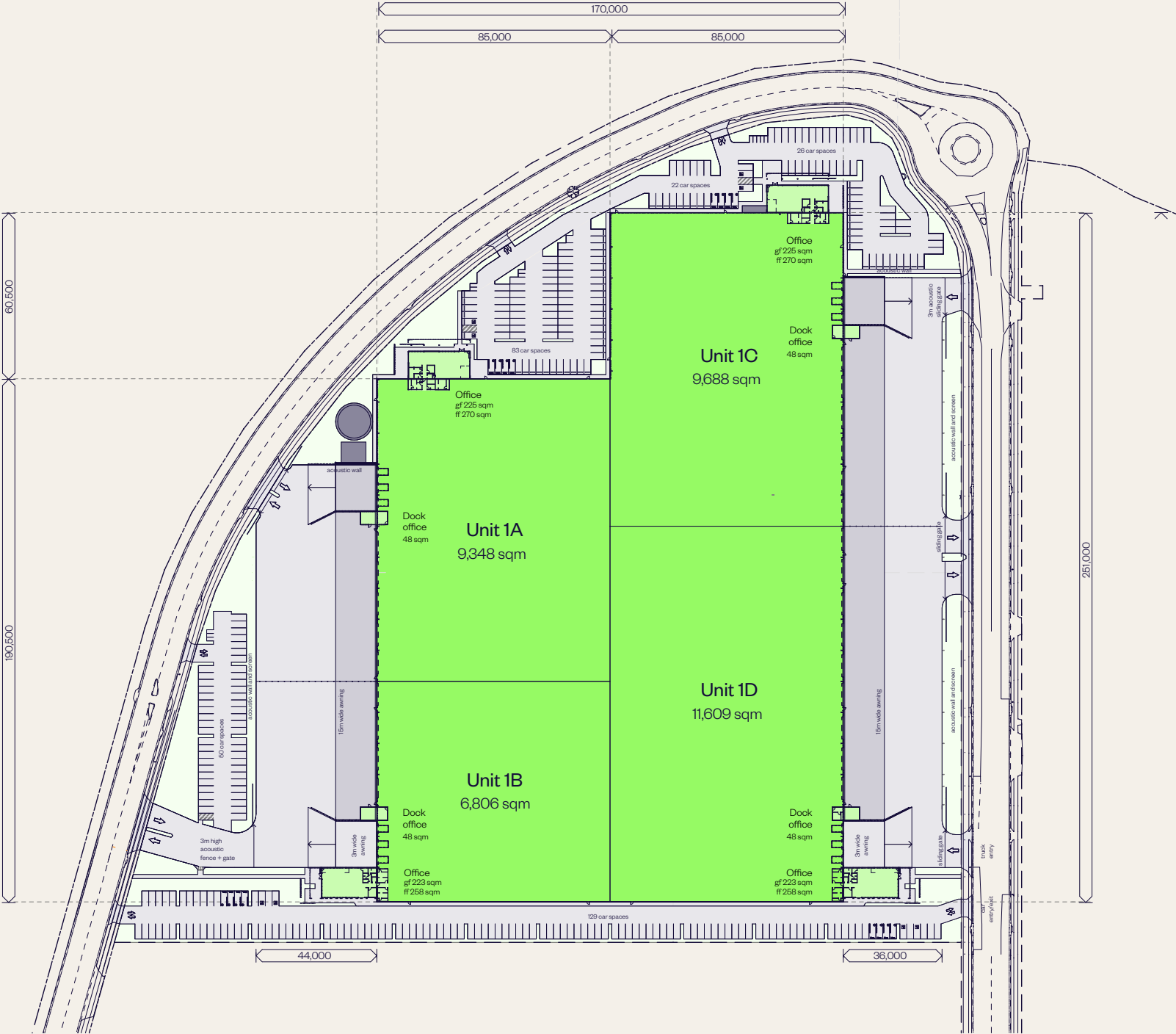
■ FOR LEASE



OPTION 8

130 Robert Smith Street
Redbank Motorway Estate

AREA SCHEDULE	SQM
Site area	70,895
Tenancy 1A	
Warehouse	9,348
Office (total)	495
Dock office	48
Total tenancy 1A	9,891
Tenancy 1B	
Warehouse	6,806
Office (total)	481
Dock office	48
Total tenancy 1B	7,335
Tenancy 1C	
Warehouse	9,688
Office (total)	495
Dock office	48
Total tenancy 1C	10,231
Tenancy 1D	
Warehouse	11,609
Office (total)	481
Dock office	48
Total tenancy 1D	12,138
Total GFA	39,594
Total car parking (incl. 8 PWD)	338 spaces



OPTION 9

130 Robert Smith Street
Redbank Motorway Estate

AREA SCHEDULE	SQM
Site area	70,895
Tenancy 1A	
Warehouse	8,387
Office (total)	495
Dock office	48
Total tenancy 1A	8,930
Tenancy 1B	
Warehouse	7,767
Office (total)	481
Dock office	48
Total tenancy 1B	8,296
Tenancy 1C	
Warehouse	8,727
Office (total)	495
Dock office	48
Total tenancy 1C	9,270
Tenancy 1D	
Warehouse	12,569
Office (total)	481
Dock office	48
Total tenancy 1D	13,098
Total GFA	39,594
Total car parking (incl. 8 PWD)	338 spaces

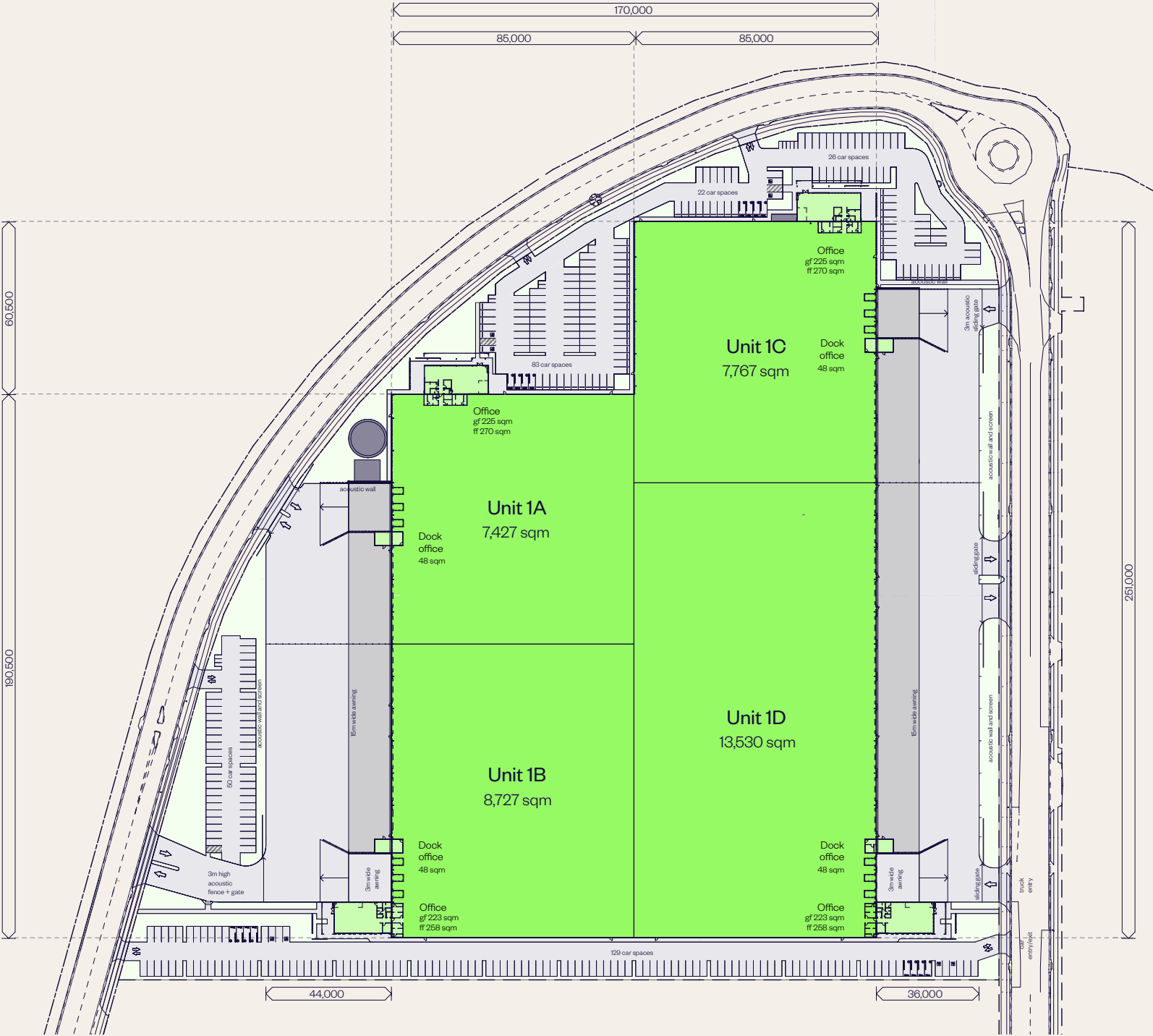
■ FOR LEASE



OPTION 10

130 Robert Smith Street
Redbank Motorway Estate

AREA SCHEDULE	SQM
Site area	70,895
Tenancy 1A	
Warehouse	7,427
Office (total)	495
Dock office	48
Total tenancy 1A	7,970
Tenancy 1B	
Warehouse	8,727
Office (total)	481
Dock office	48
Total tenancy 1B	9,256
Tenancy 1C	
Warehouse	7,767
Office (total)	495
Dock office	48
Total tenancy 1C	8,310
Tenancy 1D	
Warehouse	13,530
Office (total)	481
Dock office	48
Total tenancy 1D	14,059
Total GFA	39,594
Total car parking (incl. 8 PWD)	338 spaces



REDBANK MOTORWAY ESTATE – AUSTRALIA POST



Customer	Australia Post
Size	13.5 hectares comprising of 49,260 sqm facility.
Time to construct	11 months
Special features	+ Largest parcel facility and delivery centre for Australia Post in Australia, capable of sorting 700,000 parcels per day.



REDBANK MOTORWAY ESTATE – COLES



Customer	Coles
Size	Total 66,067 sqm
Time to construct	20 months
Special features	+ 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.

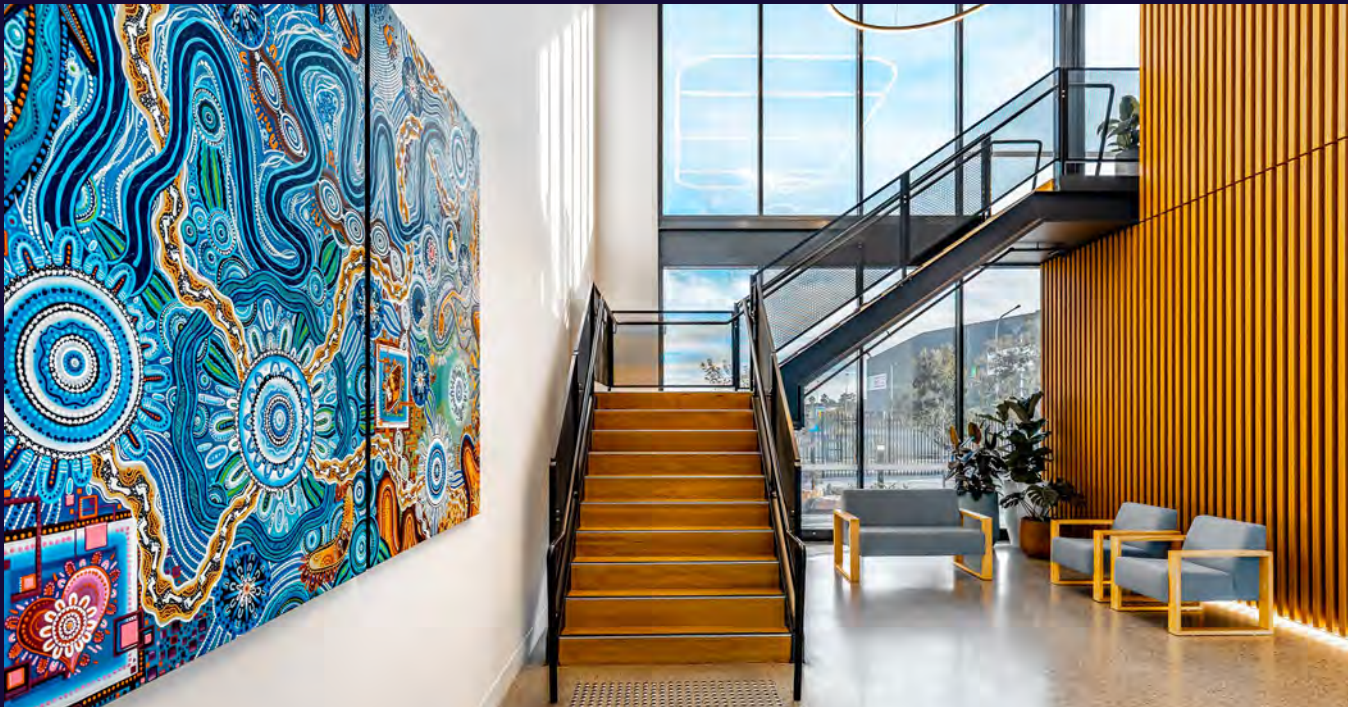
REDBANK MOTORWAY ESTATE – BAPCOR



Customer	Bapcor
Size	44,473 sqm
Time to construct	12 months
Special features	+ 1.8MW solar array system + 14.6m ridge height + 26m wide awning.



REDBANK MOTORWAY ESTATE – CHEP



Customer	CHEP
Size	+ 8,163 sqm comprising of 7,667 sqm warehouse and 496 sqm office
Time to construct	+ 12 months
Special features	+ 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



REDBANK MOTORWAY ESTATE – DB SCHENKER



Customer	DB Schenker
Size	Total 46,995 sqm comprising of 46,005 sqm of warehouse and 990 sqm of office.
Time to construct	9 months
Special features	+ Tapa security standard compliant facility + Back up power generator + Flexible inter-tenancy wall to provide for future growth.

REDBANK MOTORWAY ESTATE – FEDEX



Customer	Fedex
Size	Total 27,866 sqm comprising of 26,422 sqm of warehouse and satellite buildings and 1,444 sqm of office.
Time to construct	11 months
Special features	+ Fully automated sortation system integrated with base building + Maintenance, truck wash and refuelling facilities on-site + Customer collections facility + Permanent back up generator.



REDBANK MOTORWAY ESTATE – LAWRENCE & HANSON AND QUANTUM SYSTEMS

Customer	Lawrence & Hanson and Quantum Systems
Size	+ Lawrence & Hanson – 11,794 sqm comprising 10,894 sqm warehouse and 900 sqm office + Quantum Systems – 2,118 sqm comprising 1,800 sqm warehouse and 318 sqm office.
Time to construct	+ 13 months.
Special features	Lawrence & 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.



REDBANK MOTORWAY ESTATE – L'ORÉAL



Customer	L'Oréal
Size	14,533 sqm
Special features	+ 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.
We offer a range of listed and unlisted property funds, giving investors access to our specialist services and property.

As at 31 June 2025

\$85.6BN

total portfolio

13

total number of
countries operating in

1,700+

customer base
(approx.)

1,000

dedicated property
professionals
(approx.)

25.8M

sqm of business space
(approx.)

26

offices worldwide

439

number of properties

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.

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

SAFETY AT WORK

We believe safe work practices not only protect our people and customers but deliver long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



Safety in design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in construction

- + Pre-qualified D&O contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.

CONTACT



ENQUIRE NOW

Daniel Brekan
General Manager Queensland
T. 07 3040 3302
M.0414 787 072
daniel.brekan@goodman.com

James Lynch
Development Manager
T. 07 3040 3304
M.0423 532 755
james.lynch@goodman.com

Goodman
Brisbane Gate Industrial Park
Unit 7/3107 Nudgee Road
Hendra QLD 4011
T. 07 3040 3300

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