

GOOD IS EXCEEDING EXPECTATIONS

GREAT IS WHAT YOU DO FROM HERE

BRISBANE GATE INDUSTRIAL PARK

Unit 2, 400 Nudgee Road, Hendra, QLD

MAKING
SPACE
FOR
GREATNESS



OVERVIEW

Rare opportunity to secure a newly refurbished 11,179 sqm warehouse and office space, positioned in Brisbane's Trade Coast.

AREA SCHEDULE	SQM
Ground floor	
Warehouse	10,300
Office A and amenities	374
Office B and amenities	82
Dock office and amenities	94
First floor	
Office C and amenities	329
Total building area	11,179

Property features

- + 11,179 sqm warehouse and office space
- + New office and amenities
- + Access via 14 roller shutter doors and four loading docks
- + 12.2m ridge height
- + 100kW solar system
- + High exposure to Nudgee Road with signage opportunities
- + ESFR sprinkler system
- + Suitable for office and showroom occupants.



LOCATION



1KM

to Gateway
Motorway

5KM

to Brisbane
Airport

9KM

to Brisbane
CBD

19.6KM

to Port of
Brisbane

Close to Brisbane Airport, the Port of Brisbane and major arterial roads, the estate supports efficient access across Brisbane and beyond.

EXTERNAL OFFICE



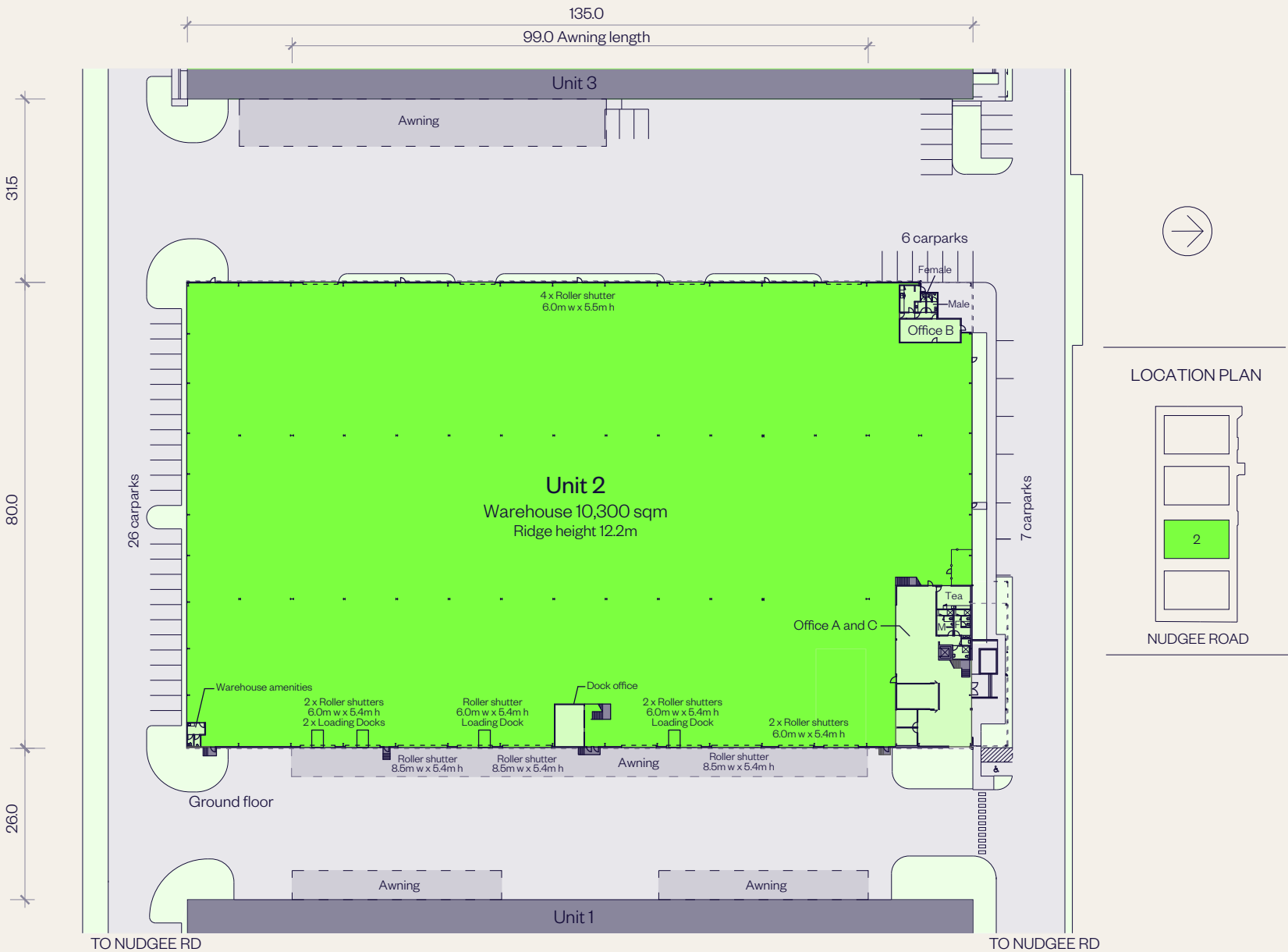
INTERNAL OFFICE AND WAREHOUSE



SITE PLAN

Unit 2, 400 Nudgee Road, Hendra

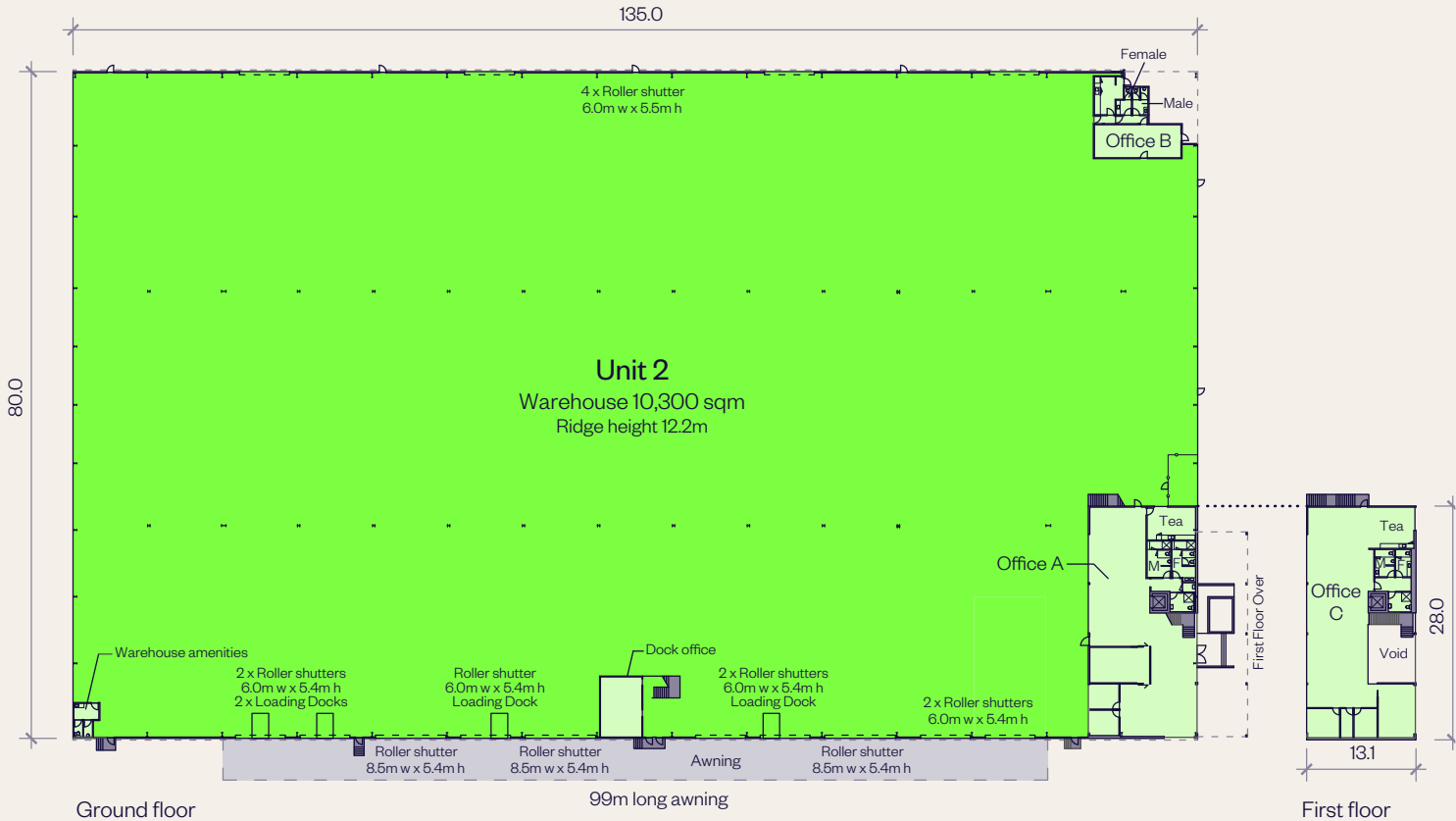
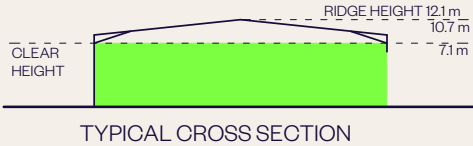
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WAREHOUSE PLAN

Unit 2, 400 Nudgee Road, Hendra

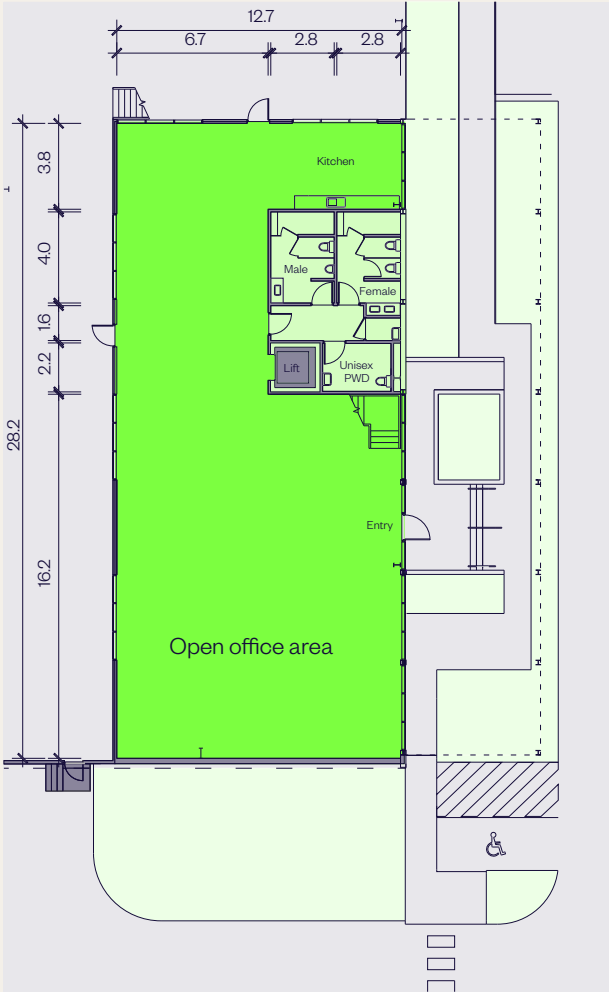
AREA SCHEDULE	SQM
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First floor	
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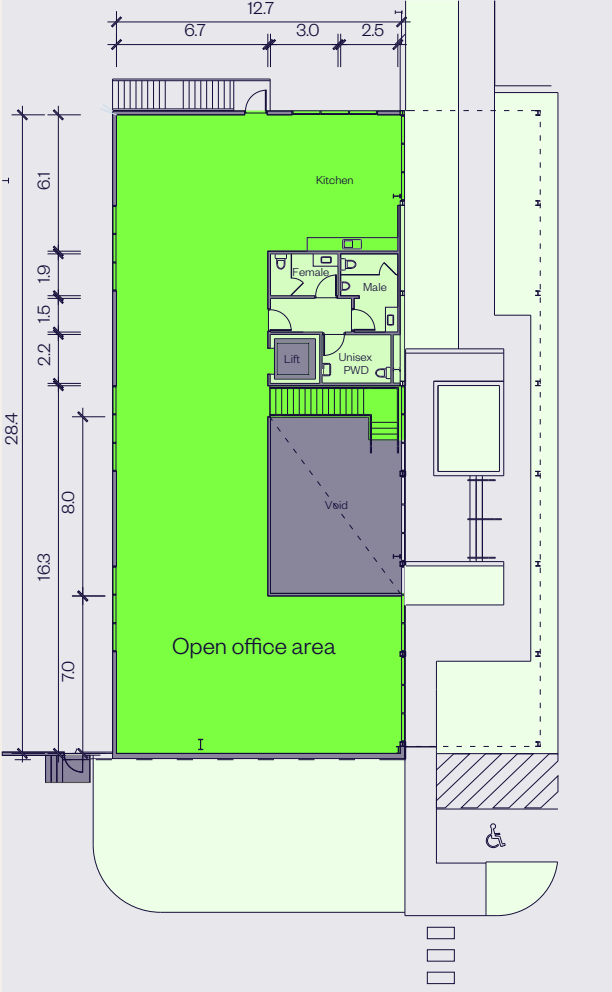
OFFICE A AND C PLAN

Unit 2, 400 Nudgee Road, Hendra

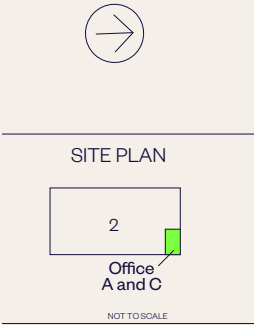
AREA SCHEDULE	SQM
Ground floor	
Office A and amenities	374
First floor	
Office C and amenities	329
Total office A and C area	703



Office A - ground floor



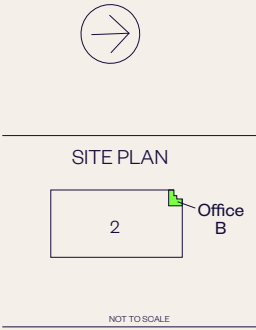
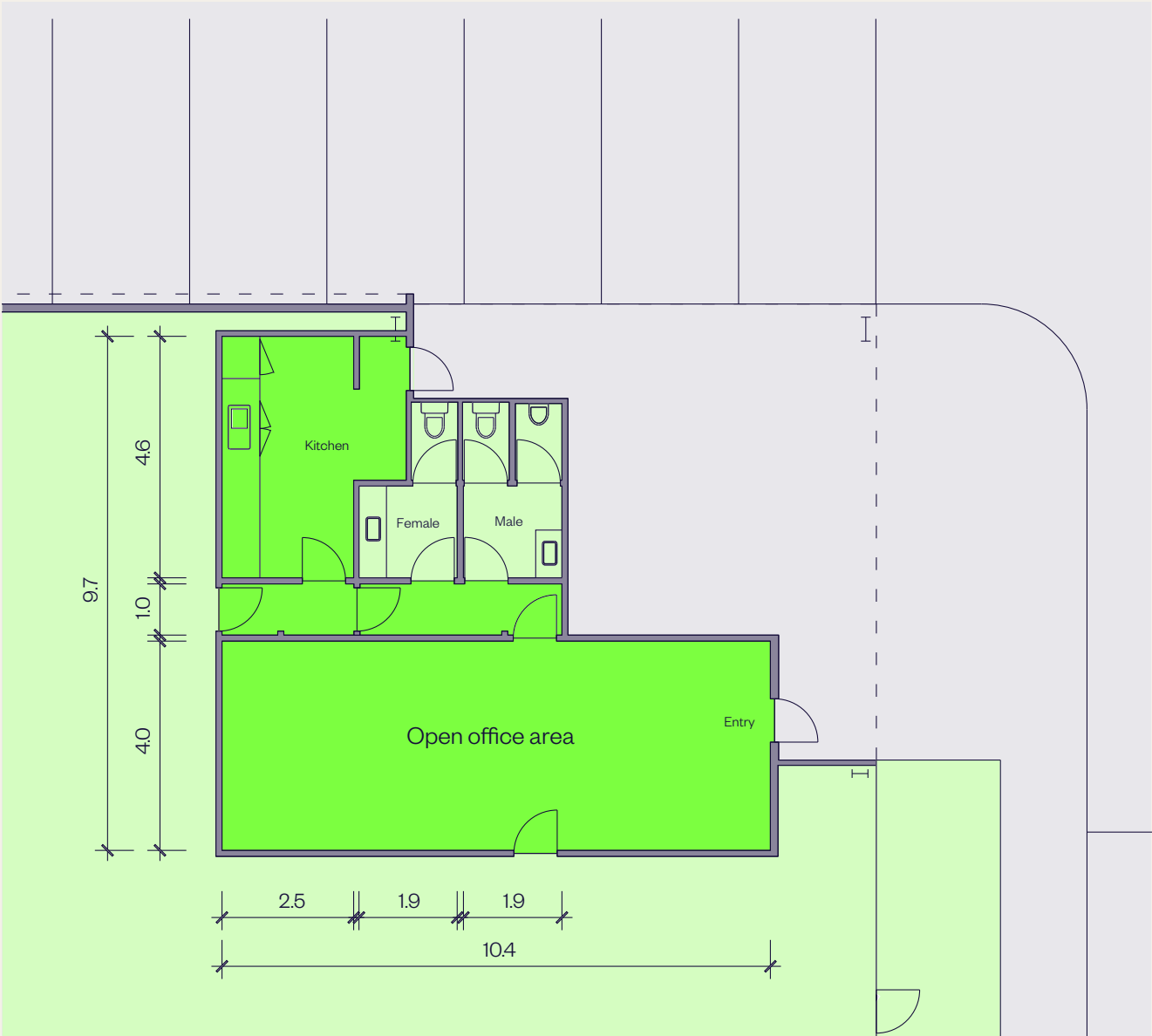
Office C - first floor



OFFICE B PLAN

Unit 2, 400 Nudgee Road, Hendra

AREA SCHEDULE	SQM
Ground floor	
Office B and amenities	82
Total office B area	82

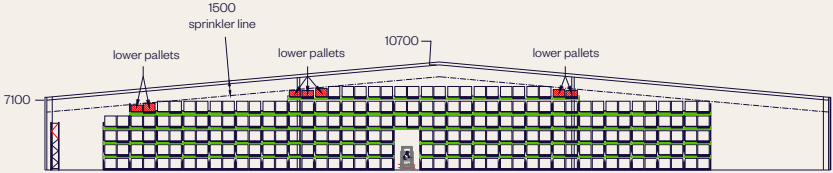
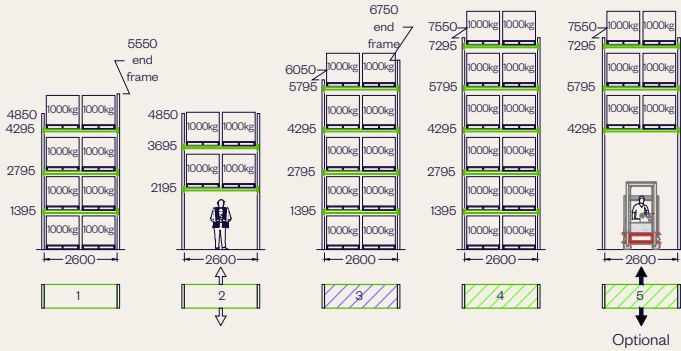
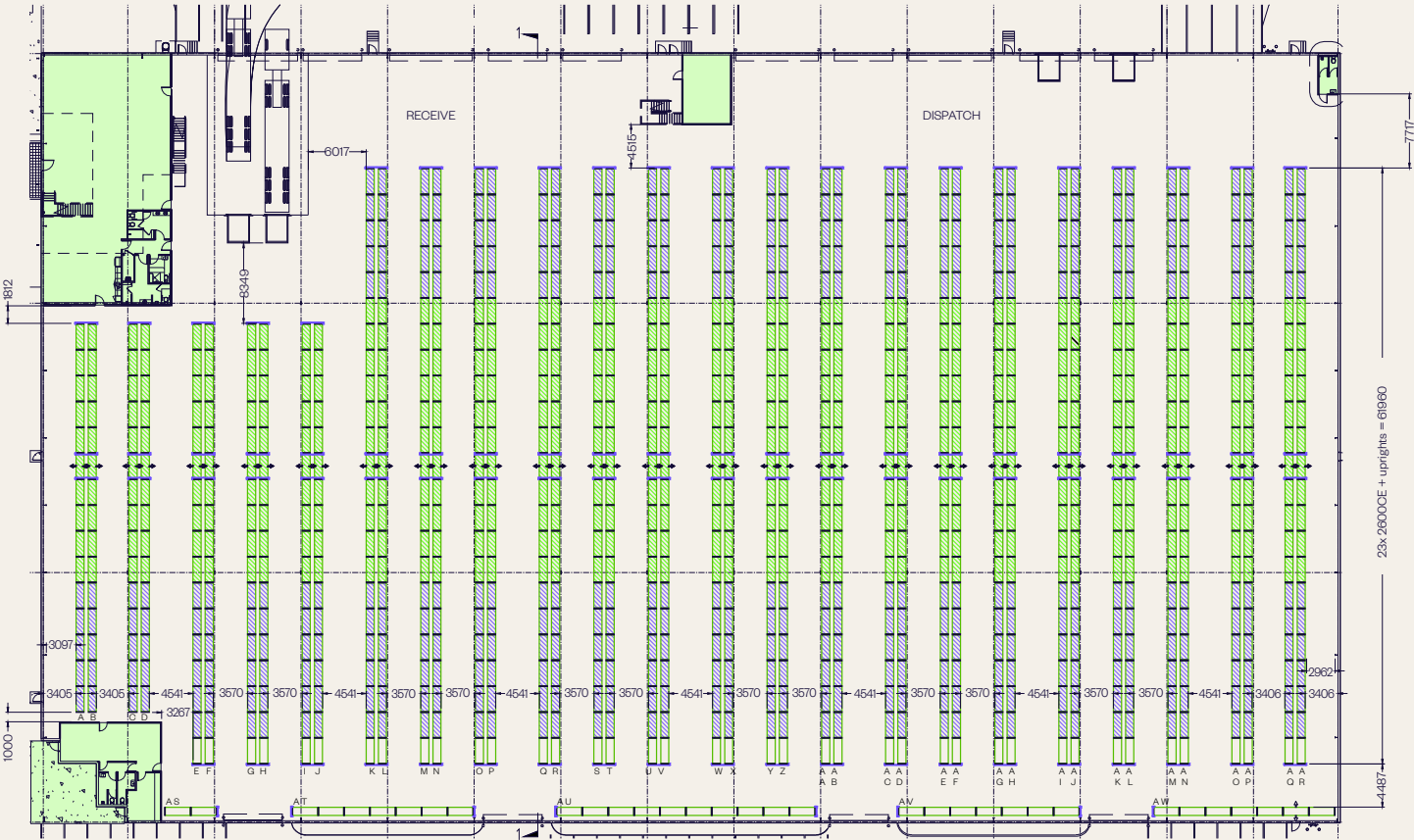


Office B – ground floor

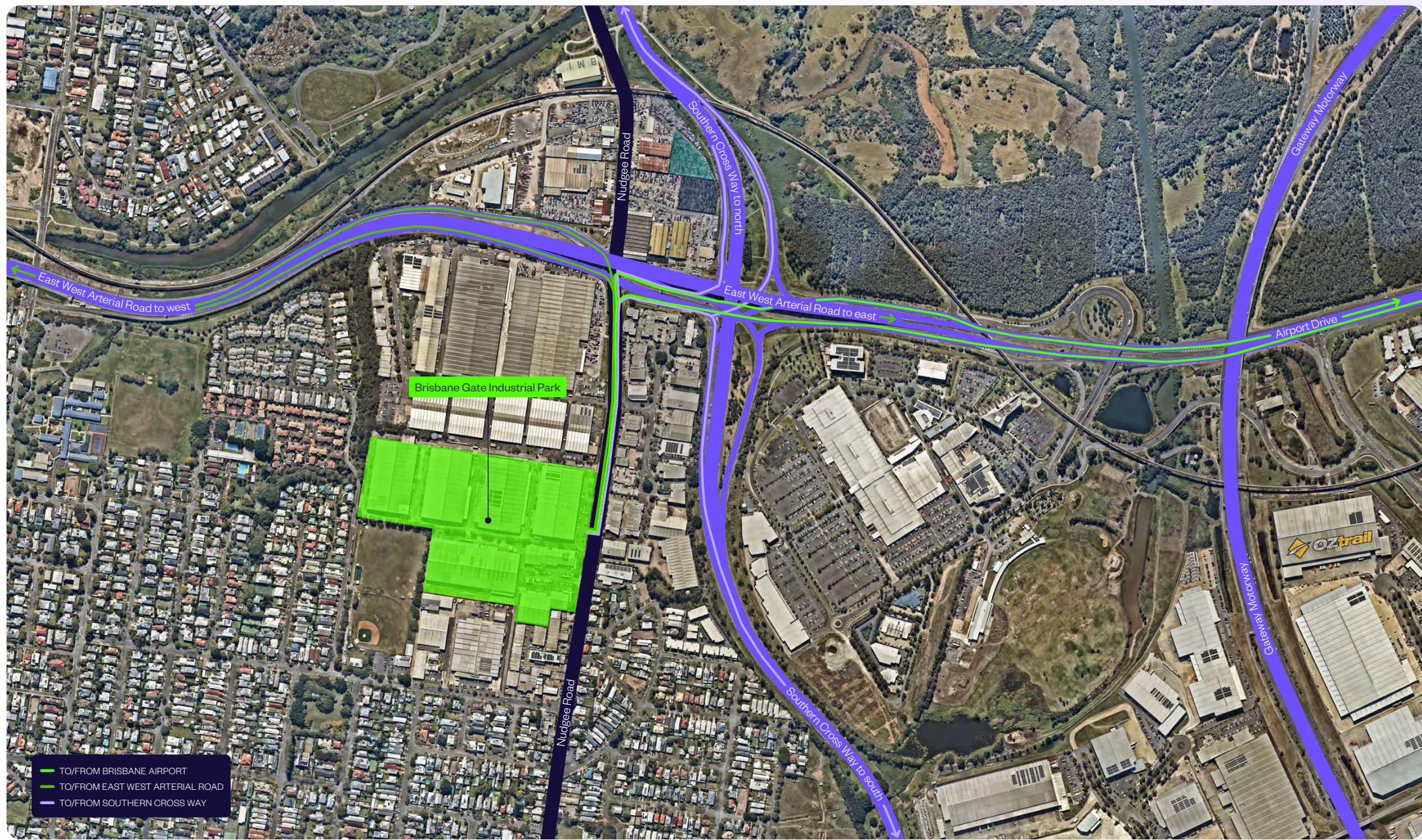
INDICATIVE RACKING PLAN

Unit 2, 400 Nudgee Road, Hendra

BAY WIDTH	2600MM	PALLETS
Type 1 – 4 high bay	32	256
Type 2 – 2 high bay	1	4
Type 3 – 5 high bay	470	4,700
Type 4 – 6 high bay	430	5,160
Type 5 – 3 high bay	44	
Total bays	977	
Total pallets		10,120

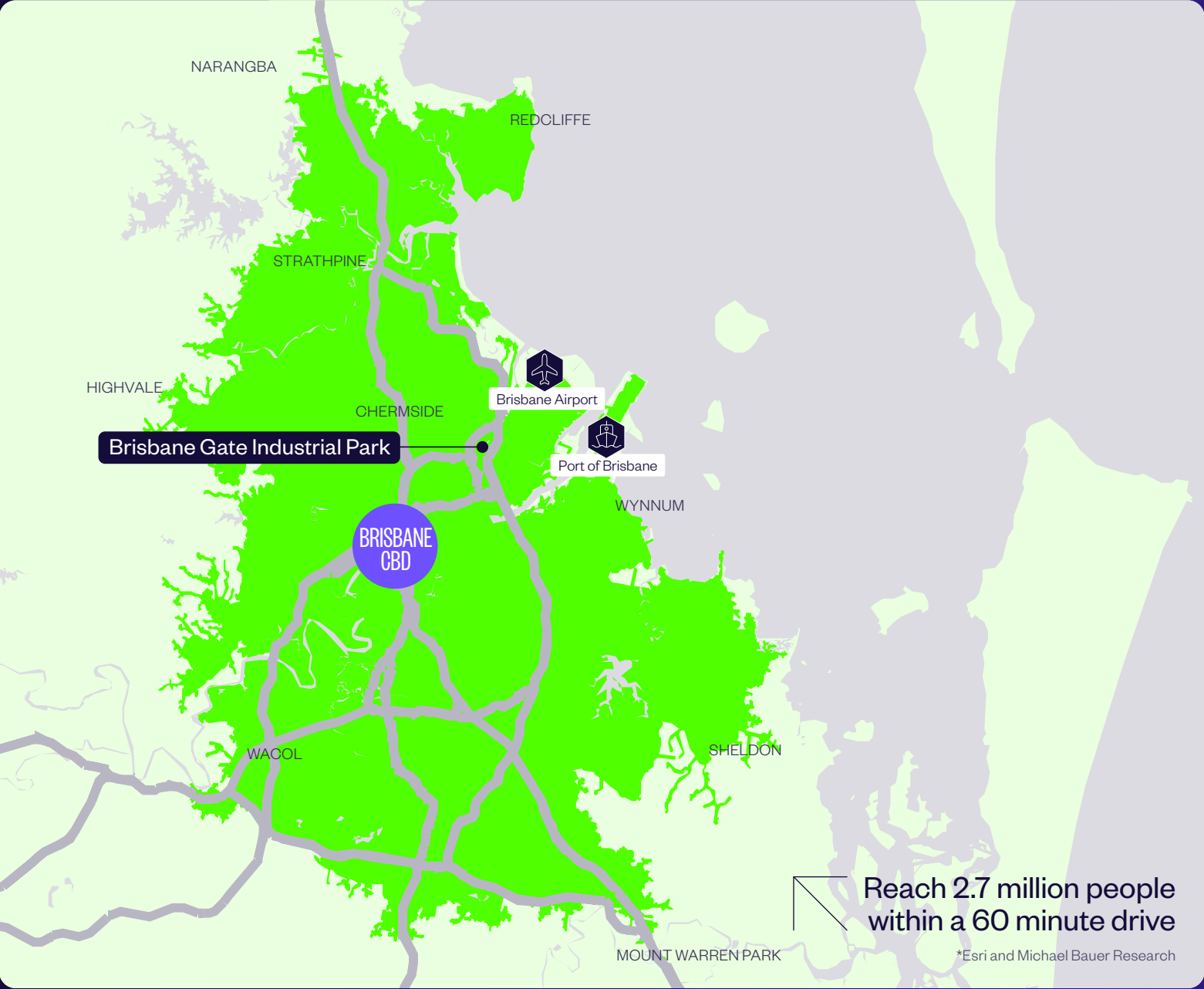


ACCESS



SPEED TO MARKET

WITHIN 60 MINUTE
DRIVE-TIME



KEY AREA STATISTICS

-  **2.7M**
Total population
-  **970,102**
Total households
-  **\$153.8BN**
Total purchasing power

TOTAL SPEND ON

-  **\$4.7BN**
Clothing
-  **\$15.2BN**
Food + beverage
-  **\$3.8BN**
Personal care

Reach 2.7 million people
within a 60 minute drive

*Esri and Michael Bauer Research

Goodman Foundation – creating impact in Queensland

In FY25, the Goodman Foundation provided **\$16.7 million** to **97** community organisations globally, working with over **38** strategic charity partners across **15** countries.

Focused local partnerships in Queensland

In Queensland, Goodman supports organisations delivering practical, on-the-ground outcomes across education, food relief, First Nations communities and essential supplies.

Clontarf Foundation

Across Queensland in FY25, **24 Clontarf academies** helped **2,814 students** stay engaged in school and complete their secondary studies.

Goodman has committed to support the next academy in Logan, with seed funding waiting approval.



clontarf
foundation

FareShare / Meals for the Mob

In FY25 the Meals for the Mob program enabled the distribution of **82,200 meals** to disaster-impacted regions in Queensland and Northern New South Wales.



OzHarvest

OzHarvest rescues quality surplus food and redistributes it to charities supporting people experiencing food insecurity.

In Queensland in FY25, Goodman's support helped rescue **94,796 kg** of food, delivering **215,134 meals** to **16 community organisations** across the state.



Thread Together

Thread Together provides brand-new clothing to women and children fleeing domestic violence through curated Wardrobe Capsules installed directly within crisis shelters.

Across Queensland in FY25, Goodman funded **49 installations of curated wardrobes in crisis centres**, with Mobile Wardrobe Vans operating in Indooroopilly and the Gold Coast to extend reach across the community.



CONTACT US



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