



# GOOD IS PRIME POSITION

# GREAT IS WHAT YOU DO FROM HERE

MAKING  
SPACE  
FOR  
GREATNESS

Goodman

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

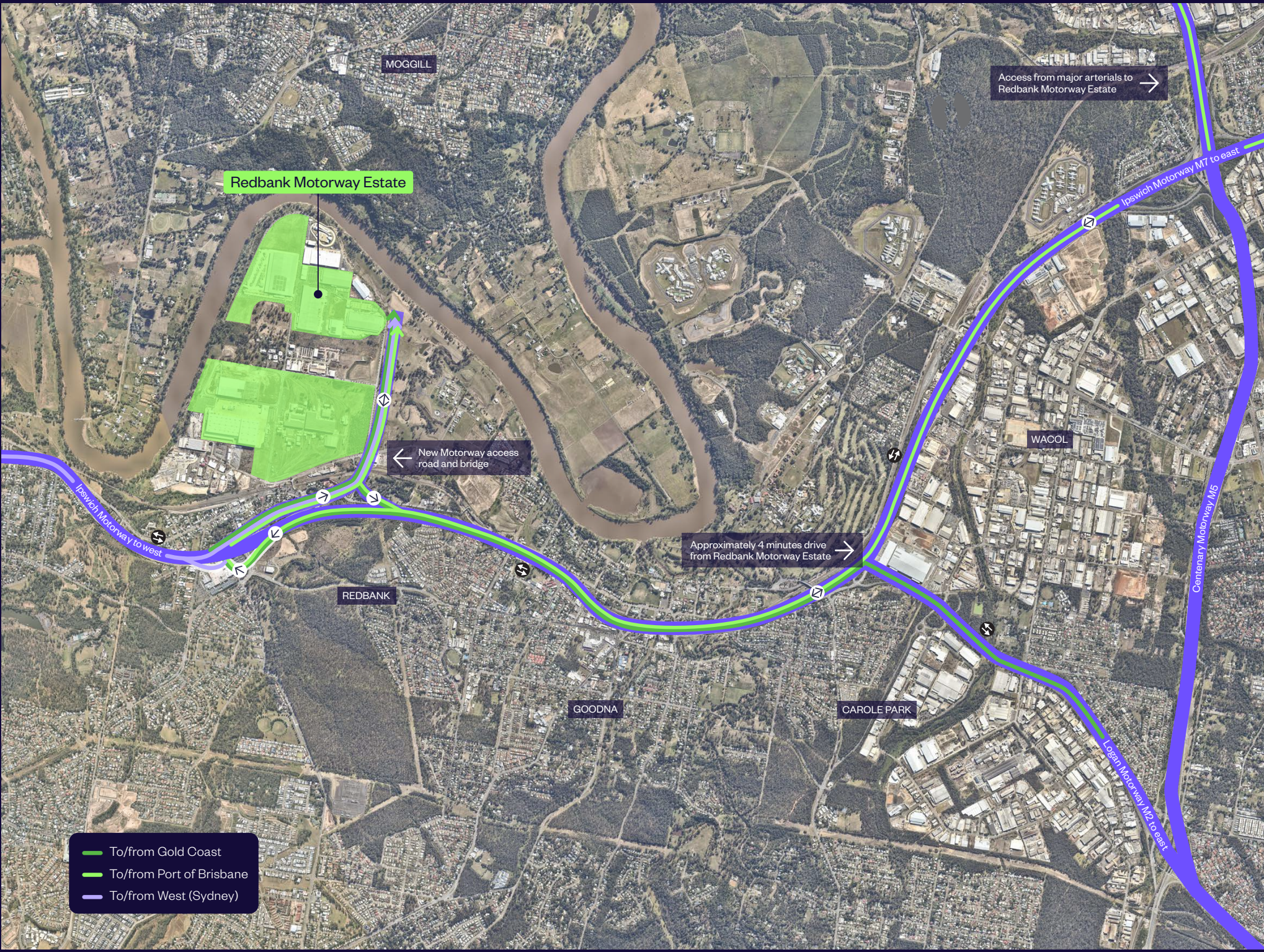
Office view – 130 Robert Smith Street, Redbank Motorway Estate Street view



Artist's impression



# ACCESS





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1KM

to Ipswich Motorway

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1.5KM

to Redbank train station

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2KM

to Redbank Plaza

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28KM

to Brisbane CBD

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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



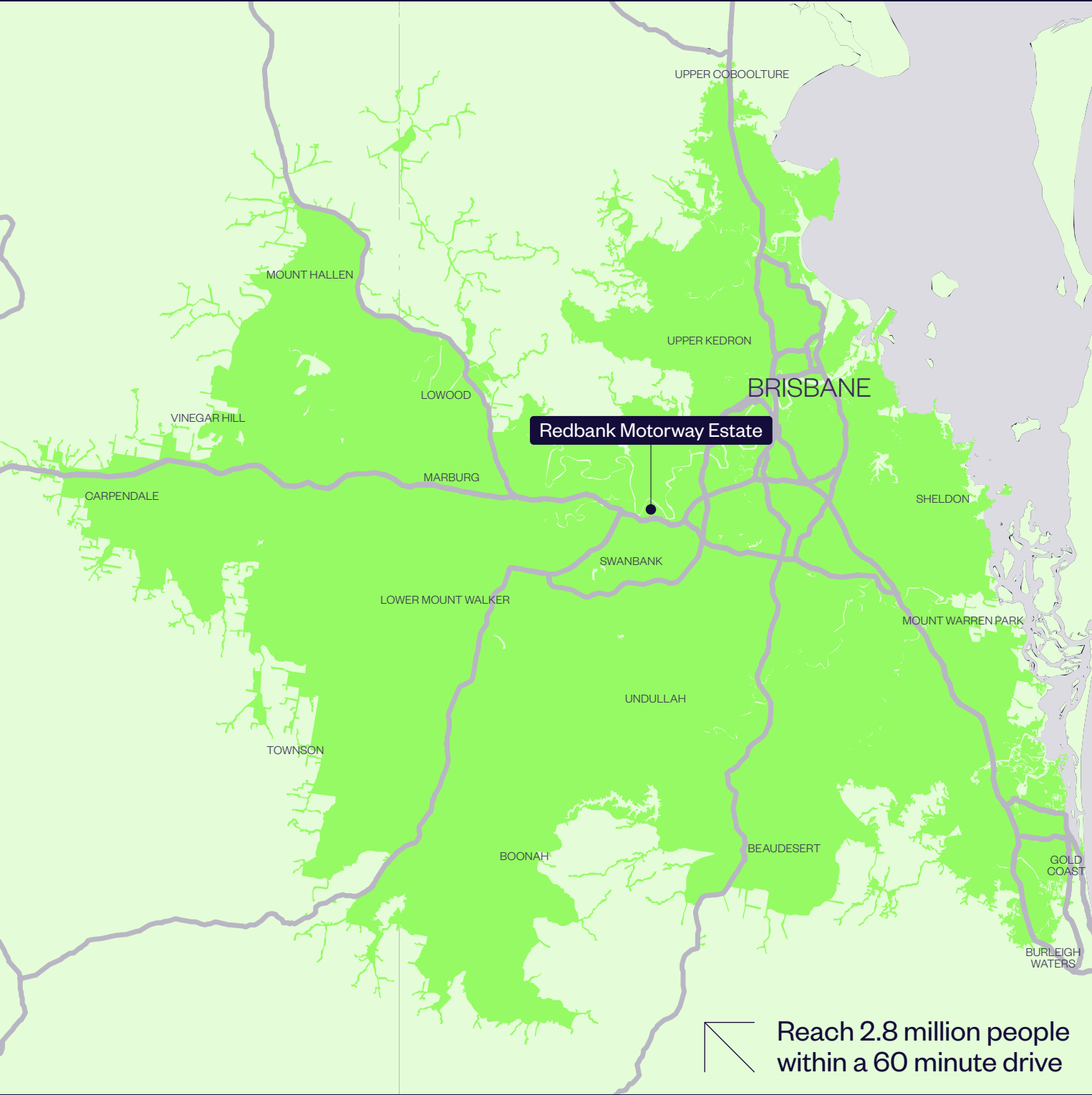
\$11.4bn  
FOOD + BEVERAGE



\$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

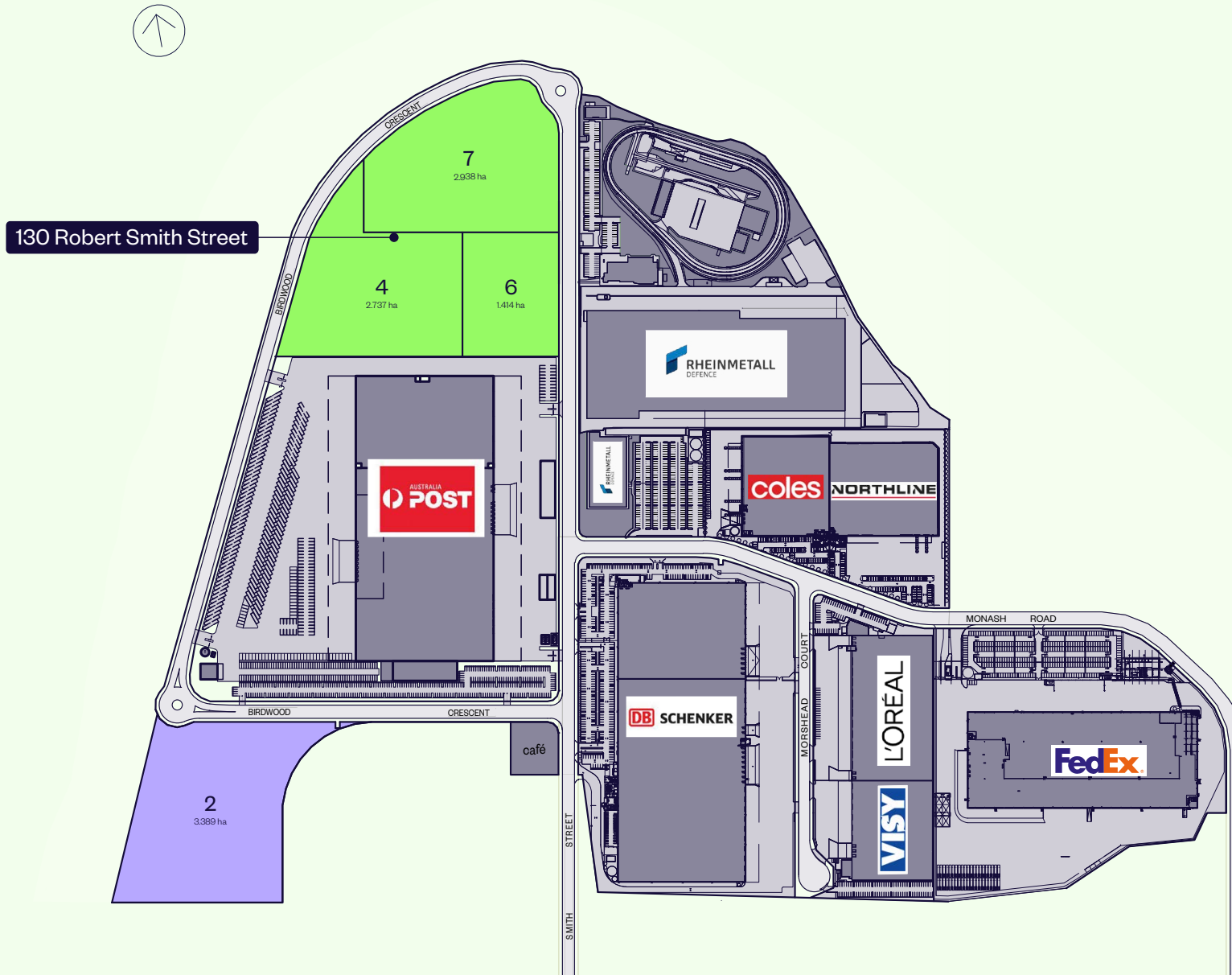
- + McDonald's – Shop 219 Level 2, Redbank Plaza
- + KFC – 1 Collingwood Drive, Redbank
- + Boost Juice – Shop K2.5 Level 2, Redbank Plaza
- + Coffee Club – Shop K12 Level 2, Redbank Plaza
- + Nando's – 357/381 Redbank Plains Road, Redbank Plains
- + Subway – 494 Redbank Plains Road, Redbank Plains
-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



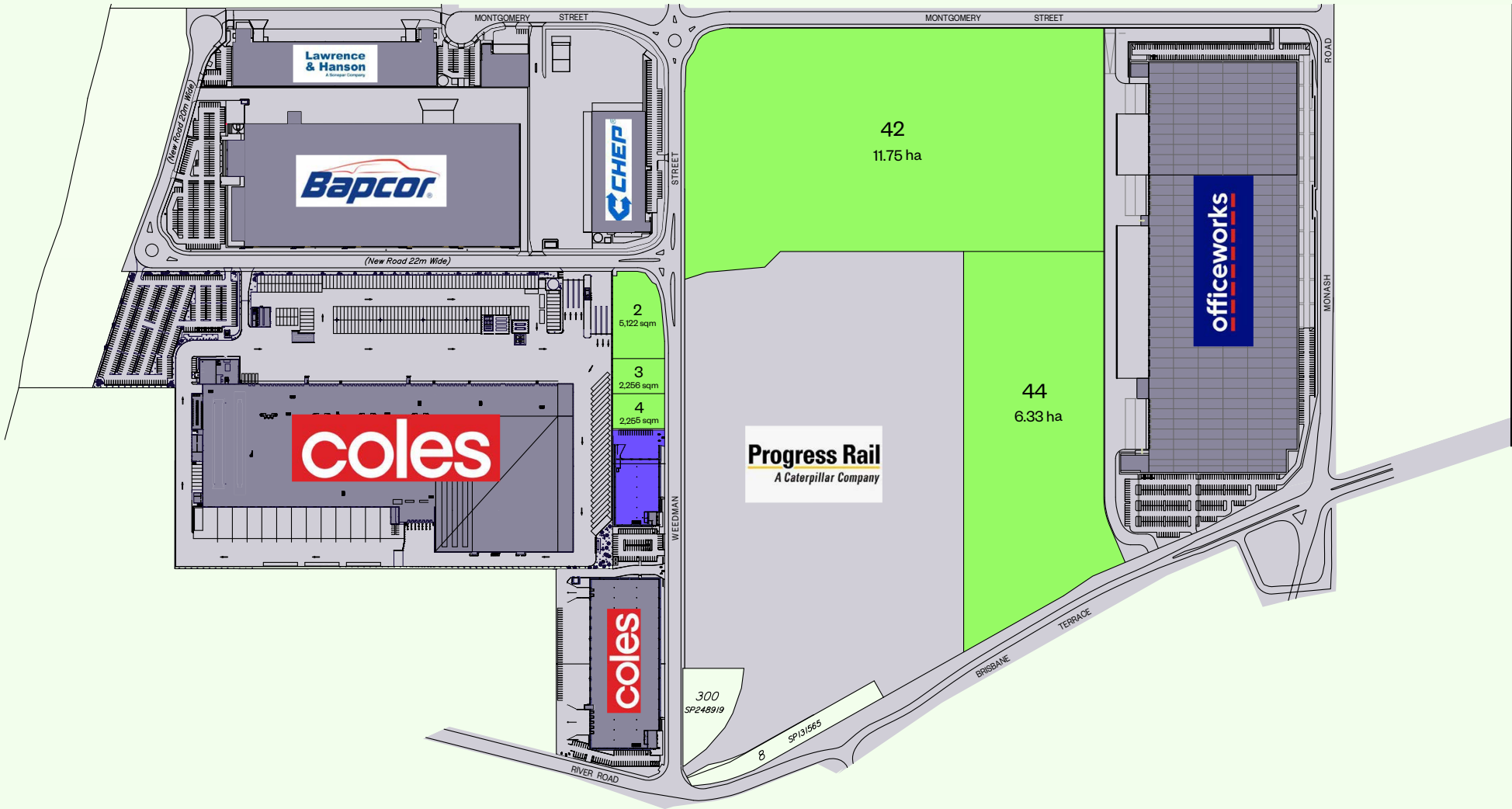
# MASTERPLAN – NORTH SECTION



- SALE OR TURNKEY OPPORTUNITY
- PRE-LEASE



# MASTERPLAN - SOUTH SECTION



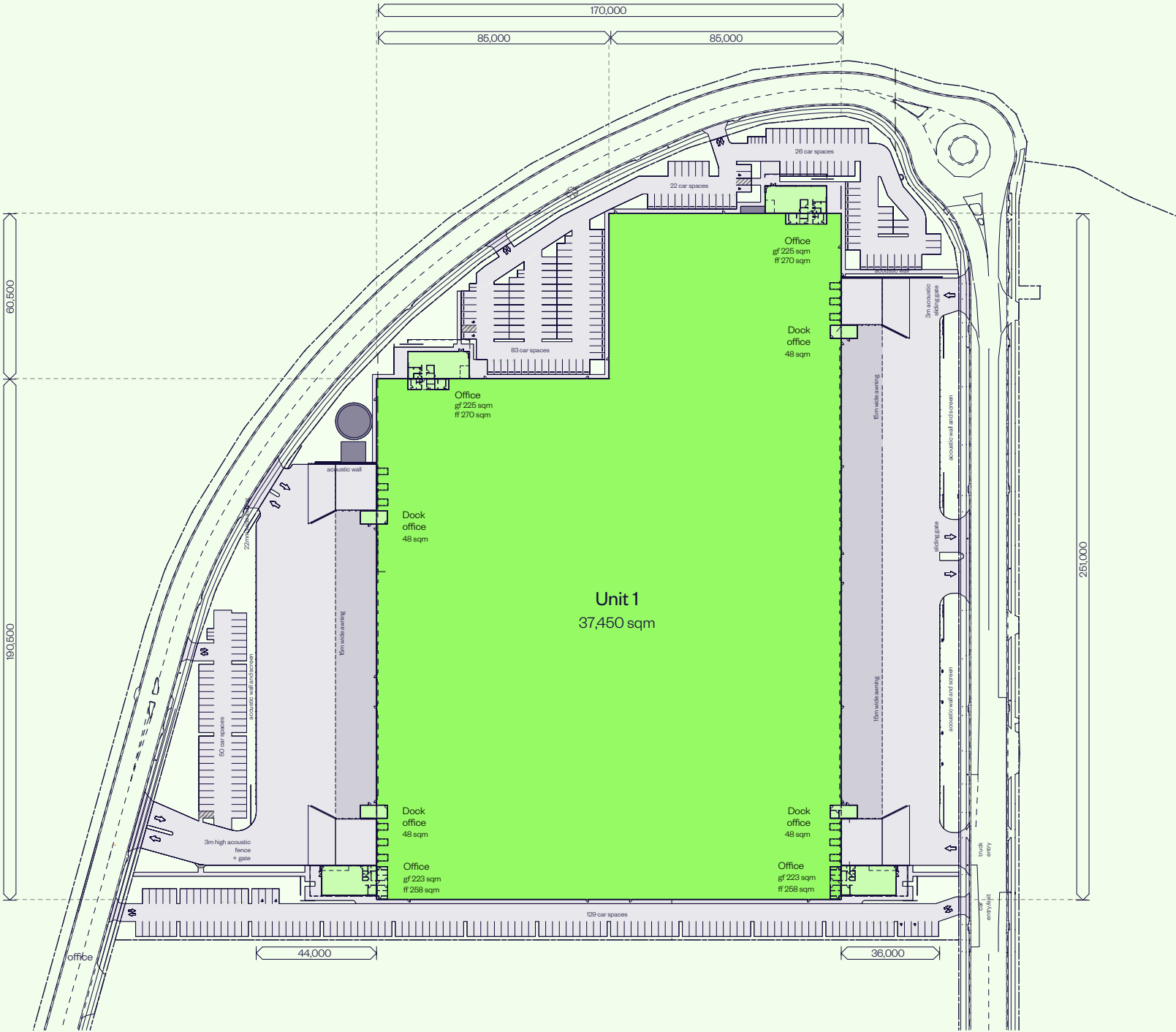
■ PRE-LEASE  
■ UNDER CONSTRUCTION



130 Robert Smith Street

OPTION 1

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

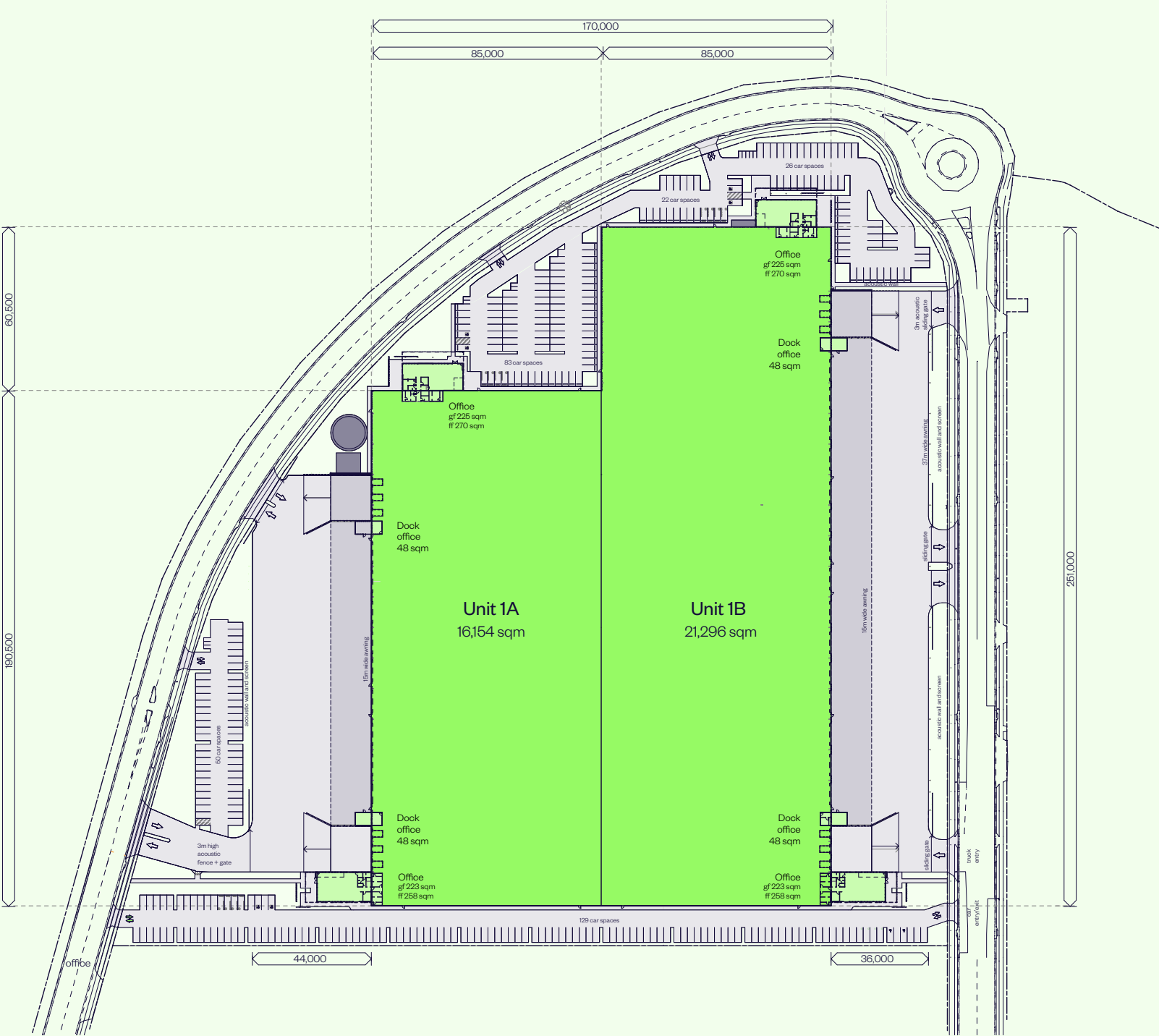




130 Robert Smith Street

OPTION 2

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

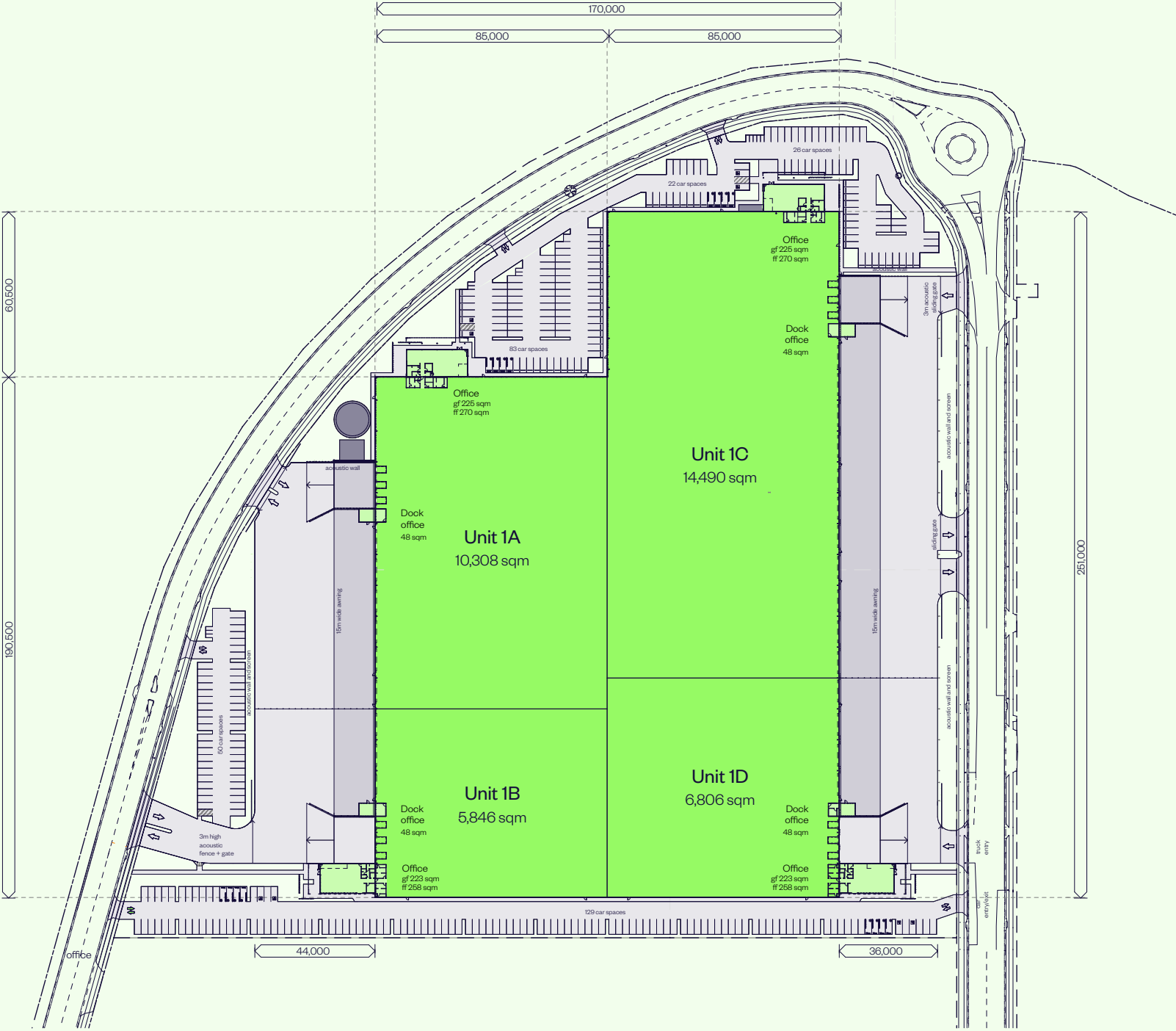




130 Robert Smith Street

OPTION 3

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

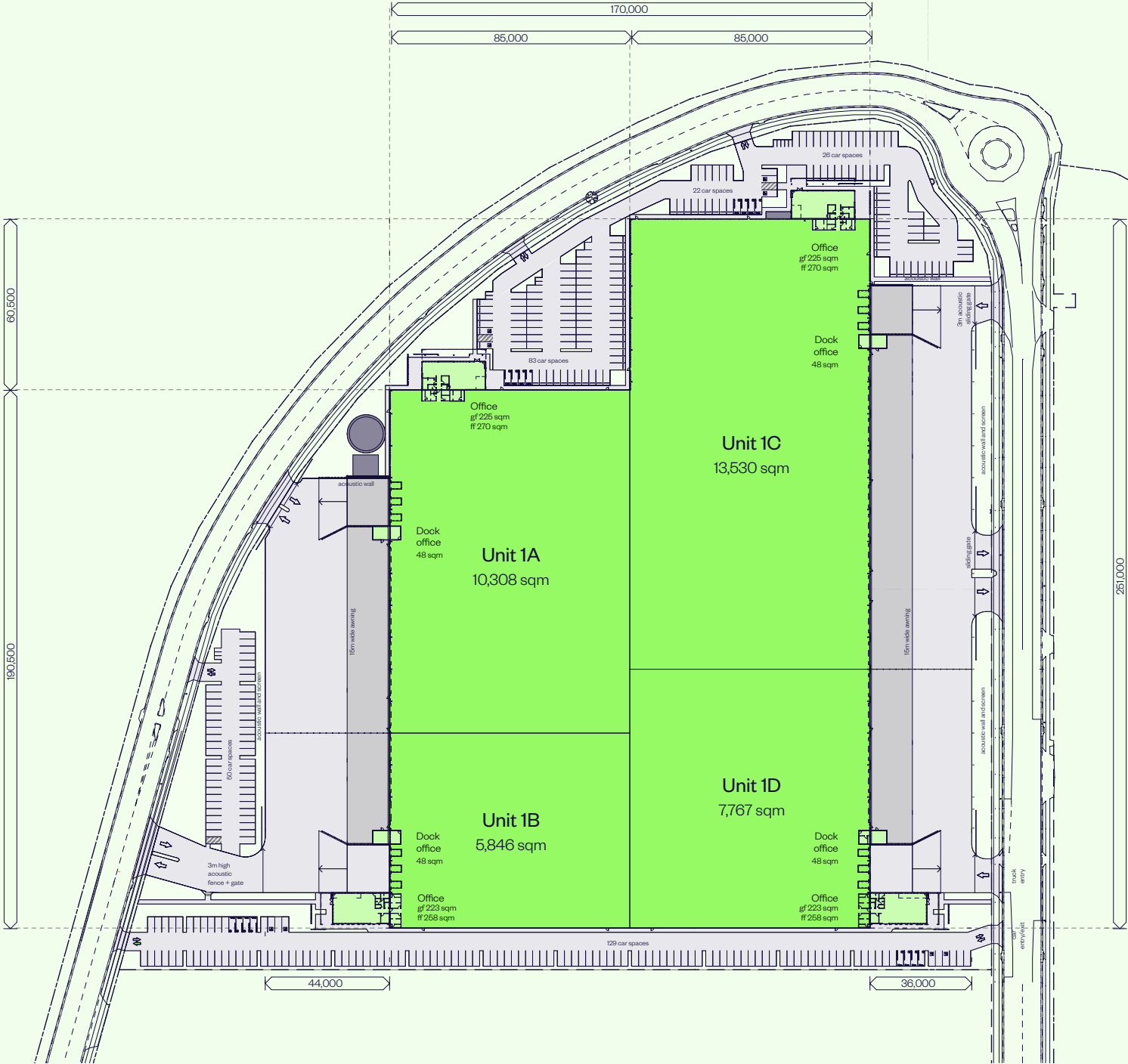




130 Robert Smith Street

# OPTION 4

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





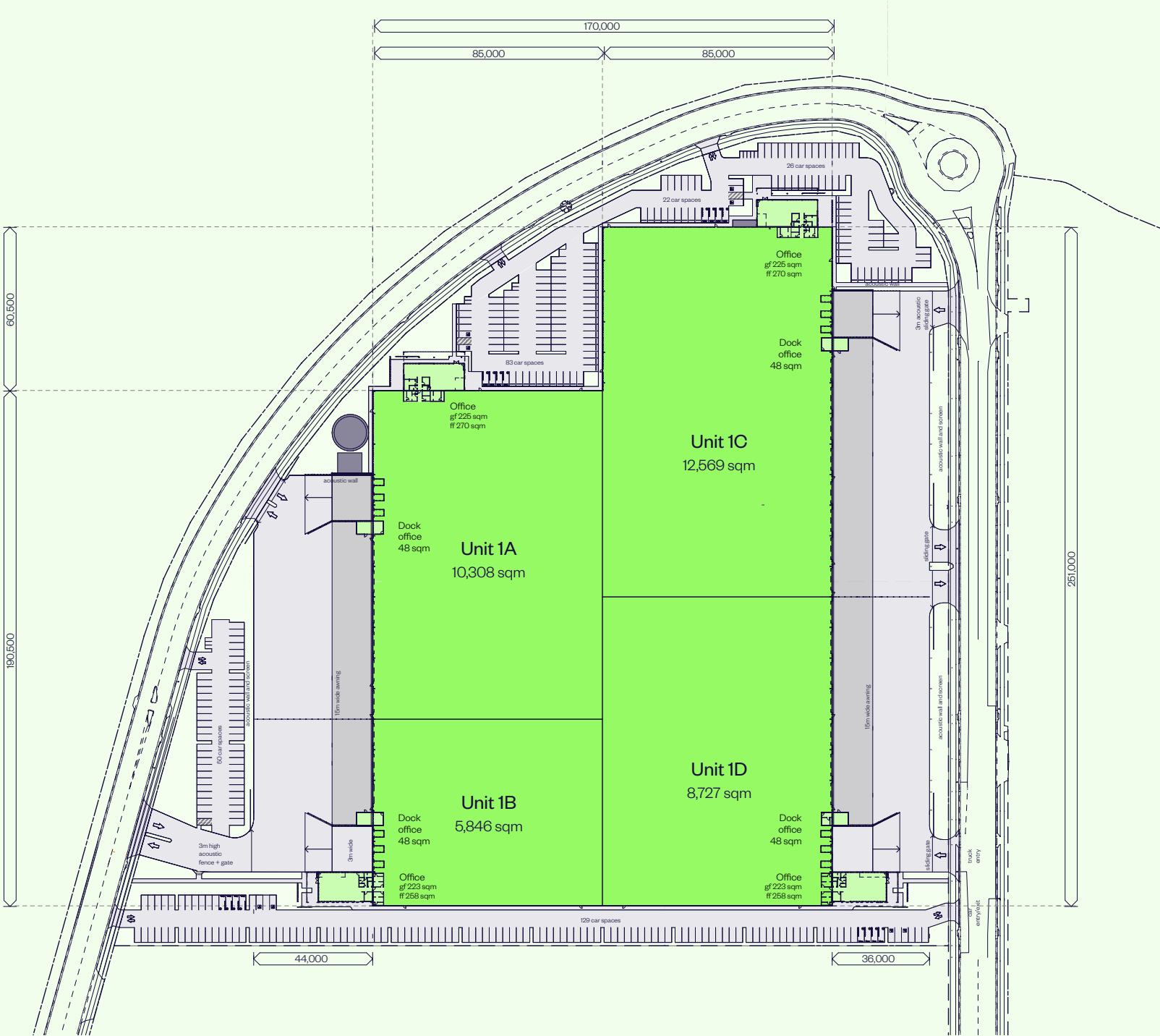




130 Robert Smith Street

OPTION 6

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

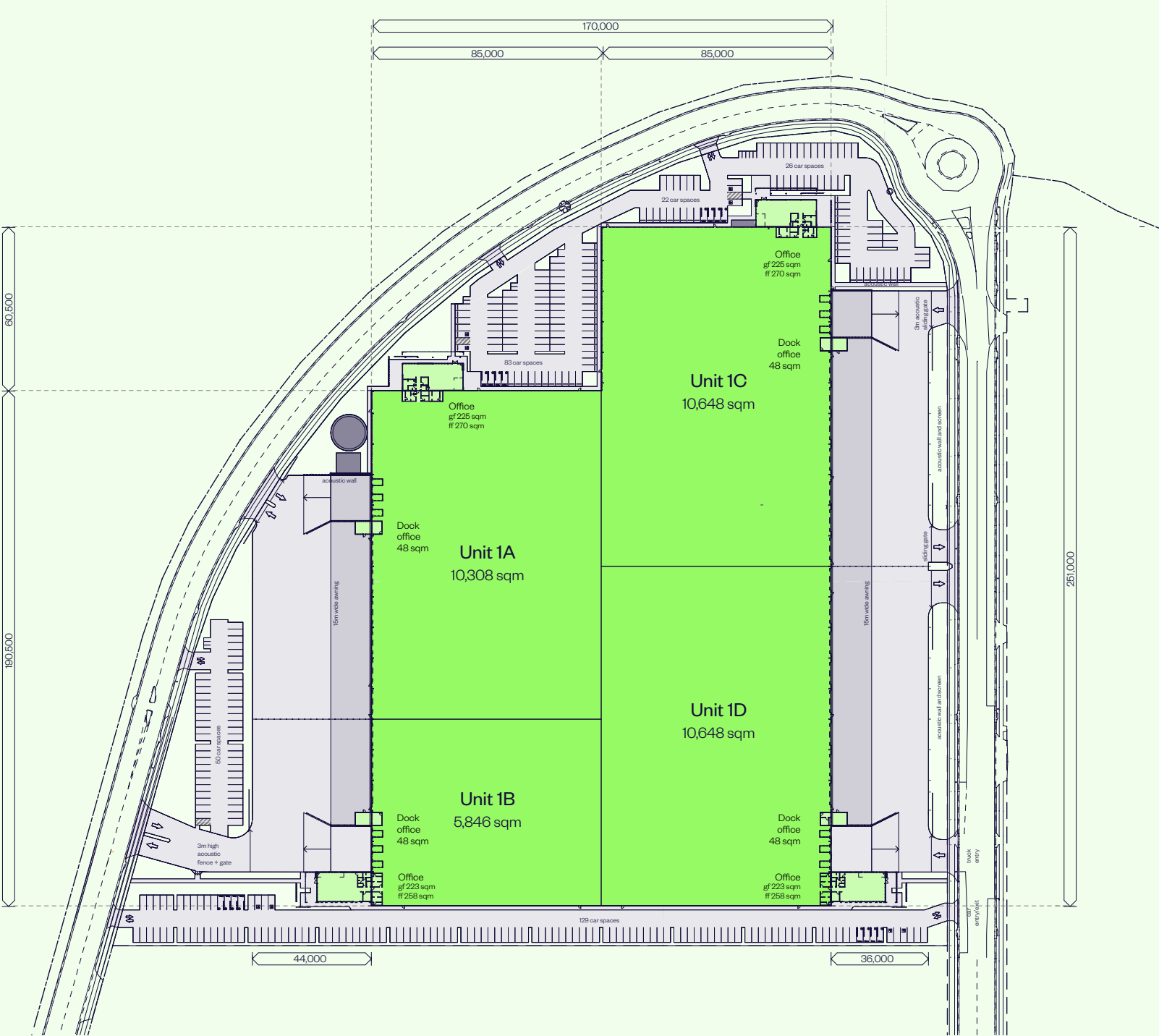




130 Robert Smith Street

OPTION 7

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

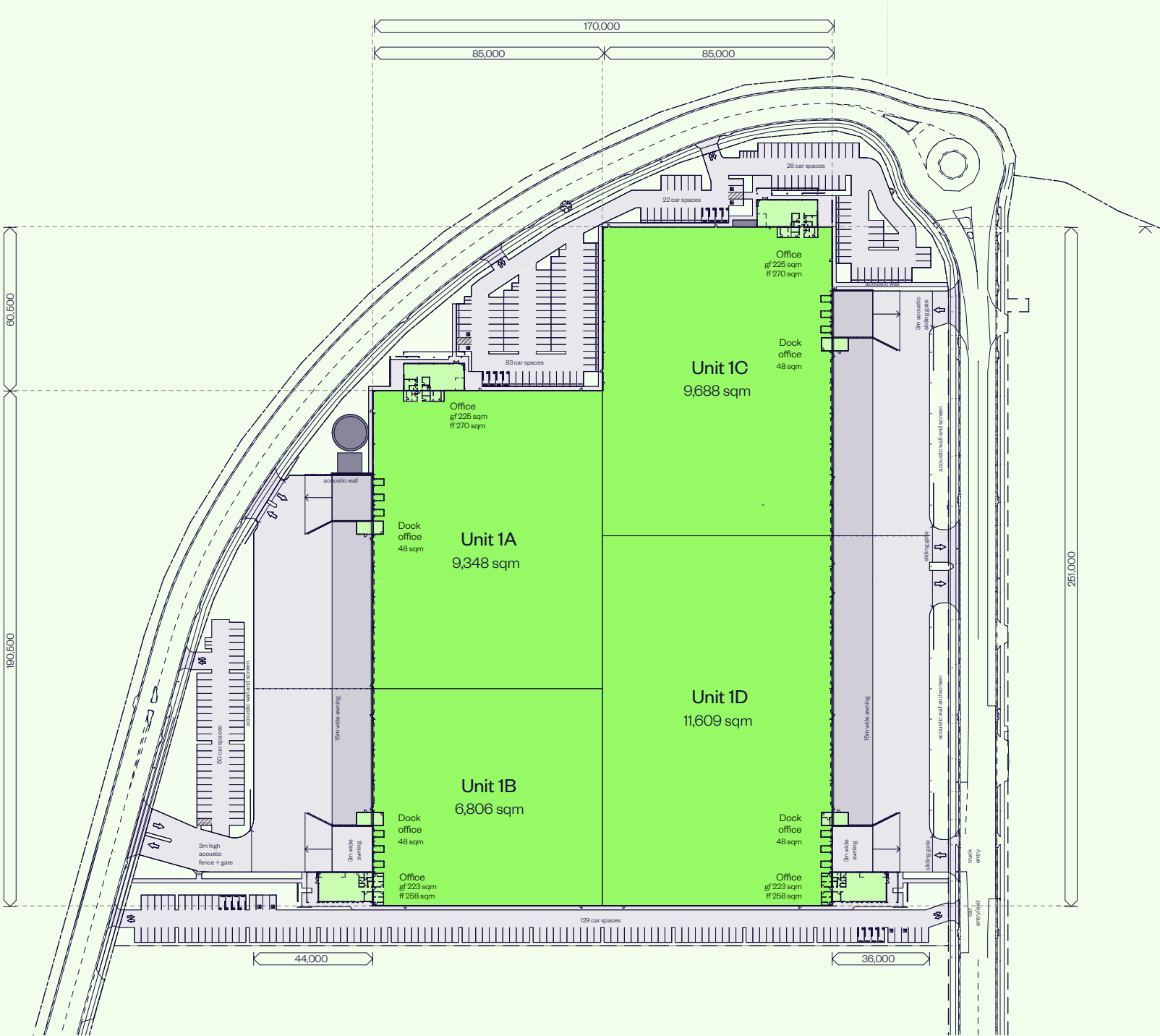




130 Robert Smith Street

OPTION 8

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

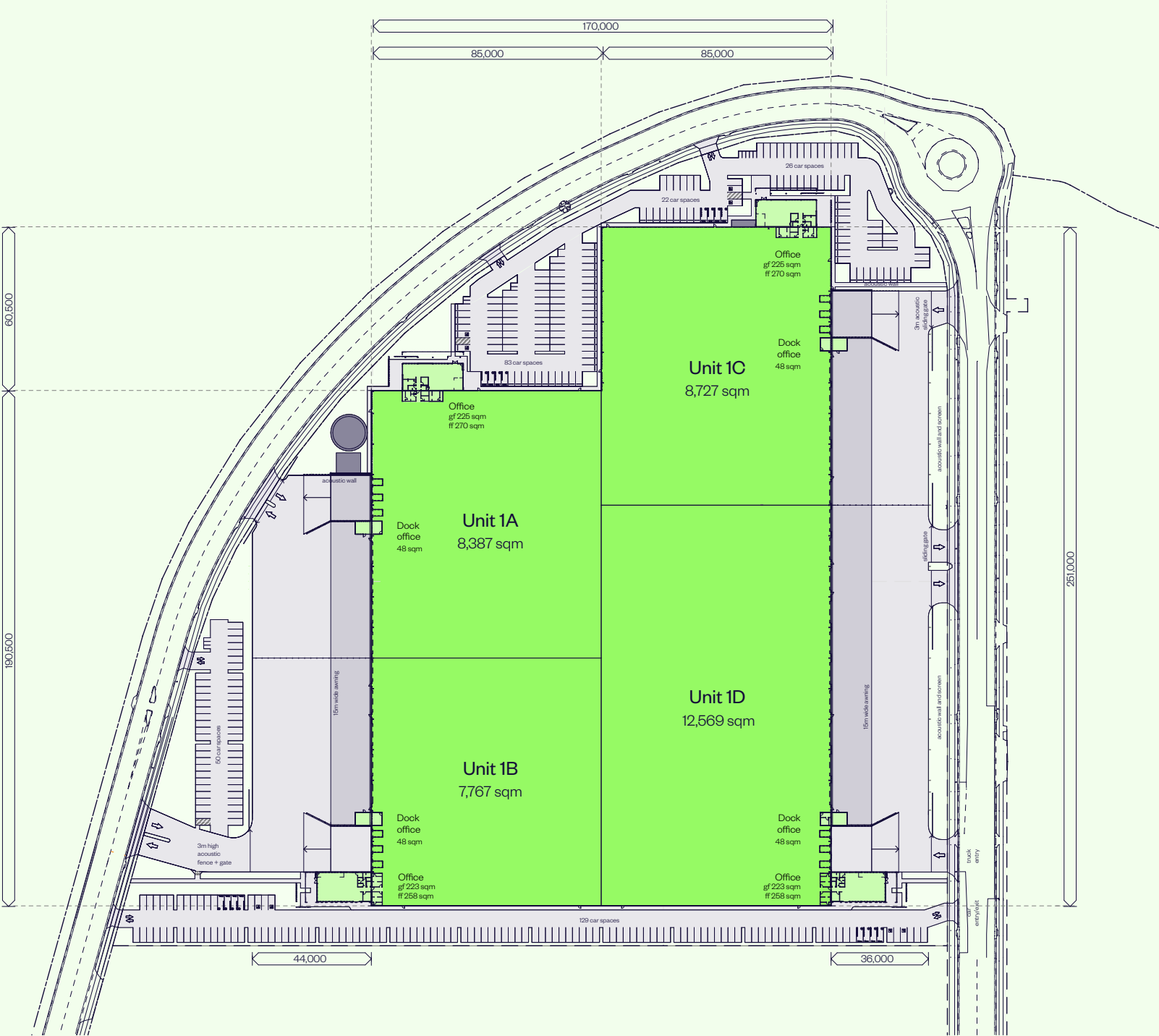




130 Robert Smith Street

OPTION 9

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









# 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	<ul style="list-style-type: none"><li>+ Air-conditioned warehouse up to 36m high to accommodate Coles's 30m high Automated Storage and Retrieval System</li><li>+ Dedicated dangerous goods storage</li><li>+ 8MVA dedicated power supply with dual feeds</li><li>+ 3.5MW rooftop solar PV system</li><li>+ 180,000 litres of rainwater collection with UV filtration system for amenity and irrigation</li><li>+ Dual fire rated communications rooms with gas fire suppression system.</li></ul>



# 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.

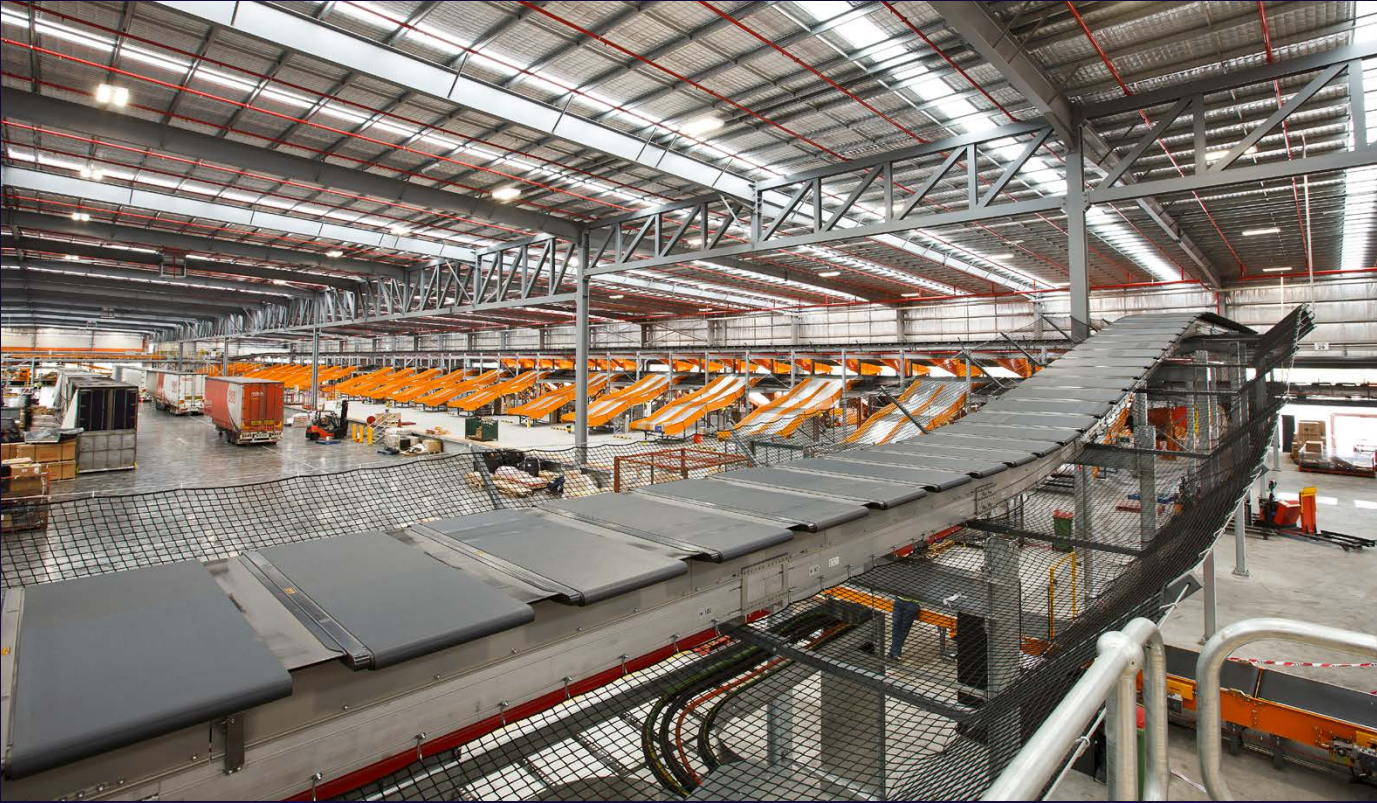




# REDBANK MOTORWAY ESTATE – FEDEX



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	<ul style="list-style-type: none"><li>+ Fully automated sortation system integrated with base building</li><li>+ Maintenance, truck wash and refuelling facilities on-site</li><li>+ Customer collections facility</li><li>+ Permanent back up generator.</li></ul>





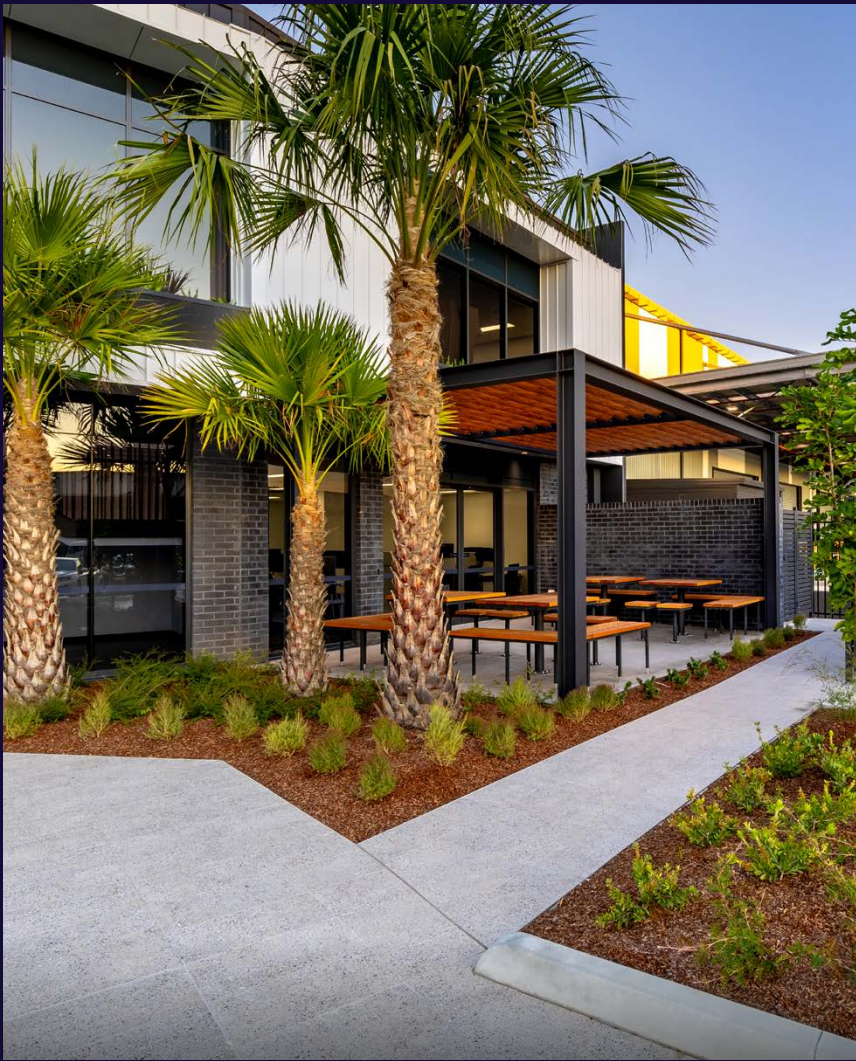
# REDBANK MOTORWAY ESTATE – LAWRENCE & HANSON AND QUANTUM SYSTEMS

Customer	Lawrence & Hanson and Quantum Systems
Size	<div>+ Lawrence &amp; Hanson – 11,794 sqm comprising 10,894 sqm warehouse and 900 sqm office</div> <div>+ Quantum Systems – 2,118 sqm comprising 1,800 sqm warehouse and 318 sqm office.</div>
Time to construct	+ 13 months.
Special features	<div>Lawrence &amp; Hanson:</div> <div>+ 300kw solar array</div> <div>+ 8 EV charging points</div> <div>+ Targeting carbon neutral certification.</div> <div>Quantum Systems:</div> <div>+ 50kw solar array</div> <div>+ Exposed ground floor ceilings and feature lighting</div> <div>+ 4 EV charging points</div> <div>+ Targeting carbon neutral certification.</div>





# 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 December 2024

\$84.4BN

total portfolio

15

total number of  
countries operating in

1,700+

customer base  
(approx.)

1,000

dedicated property  
professionals  
(approx.)

23.6M

sqm of business space  
(approx.)

26

offices worldwide

423

number of properties



We aim to be leaders in environment, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.



Here's a snapshot of some of our initiatives across our Australian portfolio.

**Procurement**

To ensure the products and services we purchase don't harm people or the planet, we're working step-by-step with our suppliers and contractors. On the horizon are clear targets and minimum expectations for our supply chain partners. But for now, we are working together to set a baseline and understand obstacles and opportunities.

**Climate resilience**

Goodman has several control measures in place to future-proof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

**Solar**

We have installed over 50MW of rooftop solar on approximately 170 of our properties in Australia. That's more than 200,000 solar panels – enough to power 12,000 homes, or the equivalent of taking 30,000 passenger vehicles off the road.

**LED lighting + motion sensors**

100% of the portfolio will have LED lighting and motion sensors installed by end June 2024. This will reduce energy consumption and provide optimum lighting comfort for our customers.

**Electric vehicle future**

We recognise our role in preparing our estates, our people, and our customers for an EV future. We're supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers.

**Sustainable landscaping**

- + We have installed tanks to harvest rainwater
- + Our properties use smart potable water metering that allows proactive management of water consumption across the portfolio
- + All handheld equipment used in landscaping and cleaning work at our properties is battery operated
- + We use drought tolerant plants combined with ballast rock
- + We recycle our green waste, and as a result, have processed approximately 500 cubic metres of green waste to date
- + At Eastern Creek in NSW, we built a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permaculture practices
- + We use steam weed control which surpasses the chemical Glyphosate.



Sustainability



# 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

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