

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 TradeCoast.

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 A 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 4 loading docks
- + 12.1m ridge height
- + 100kW solar system
- + High exposure to Nudgee Road with signage opportunities
- + ESFR sprinkler system
- + Suitable for wholesale 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



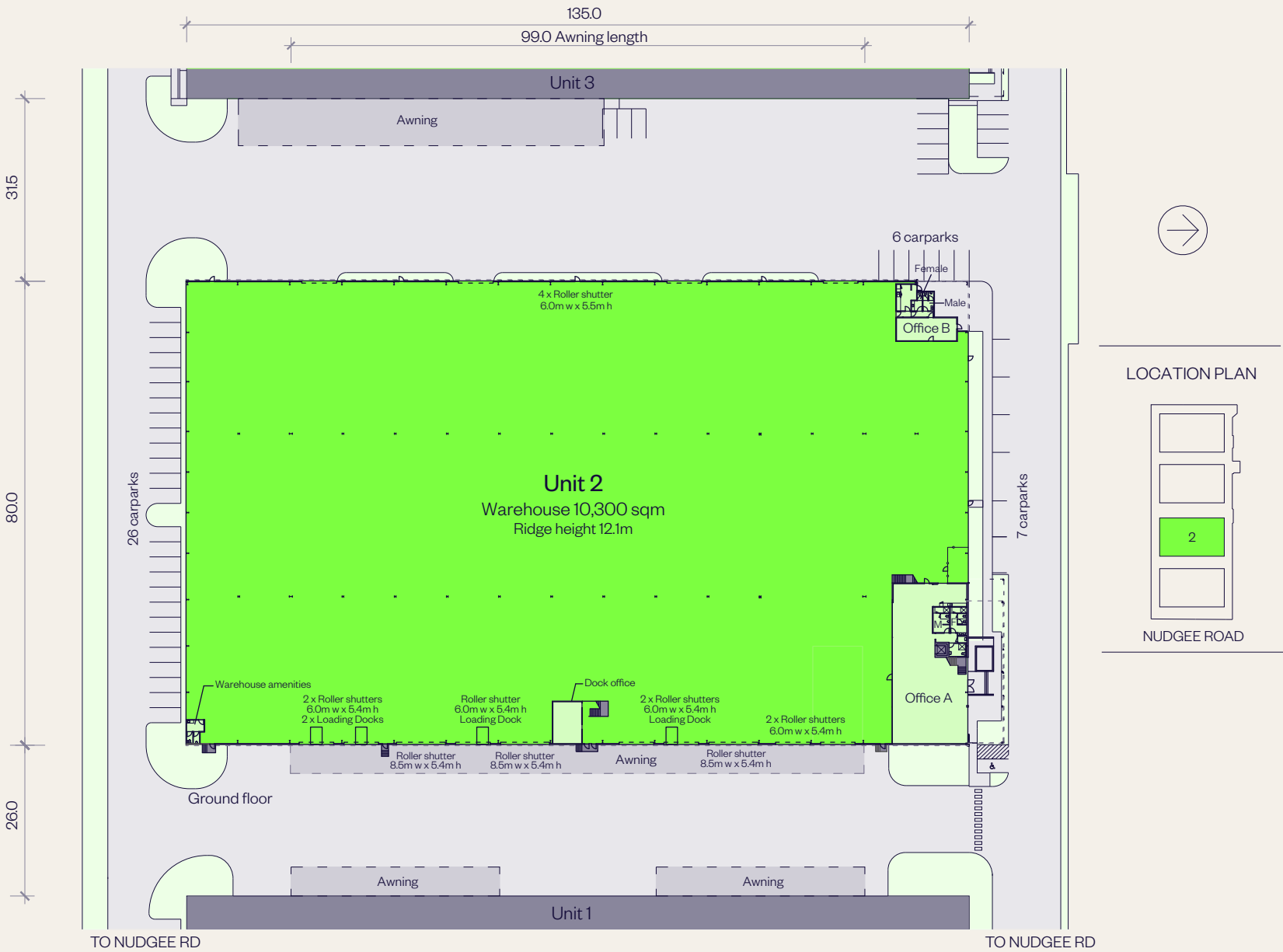
INTERNAL OFFICE AND WAREHOUSE



SITE PLAN

Unit 2, 400 Nudgee Road, Hendra

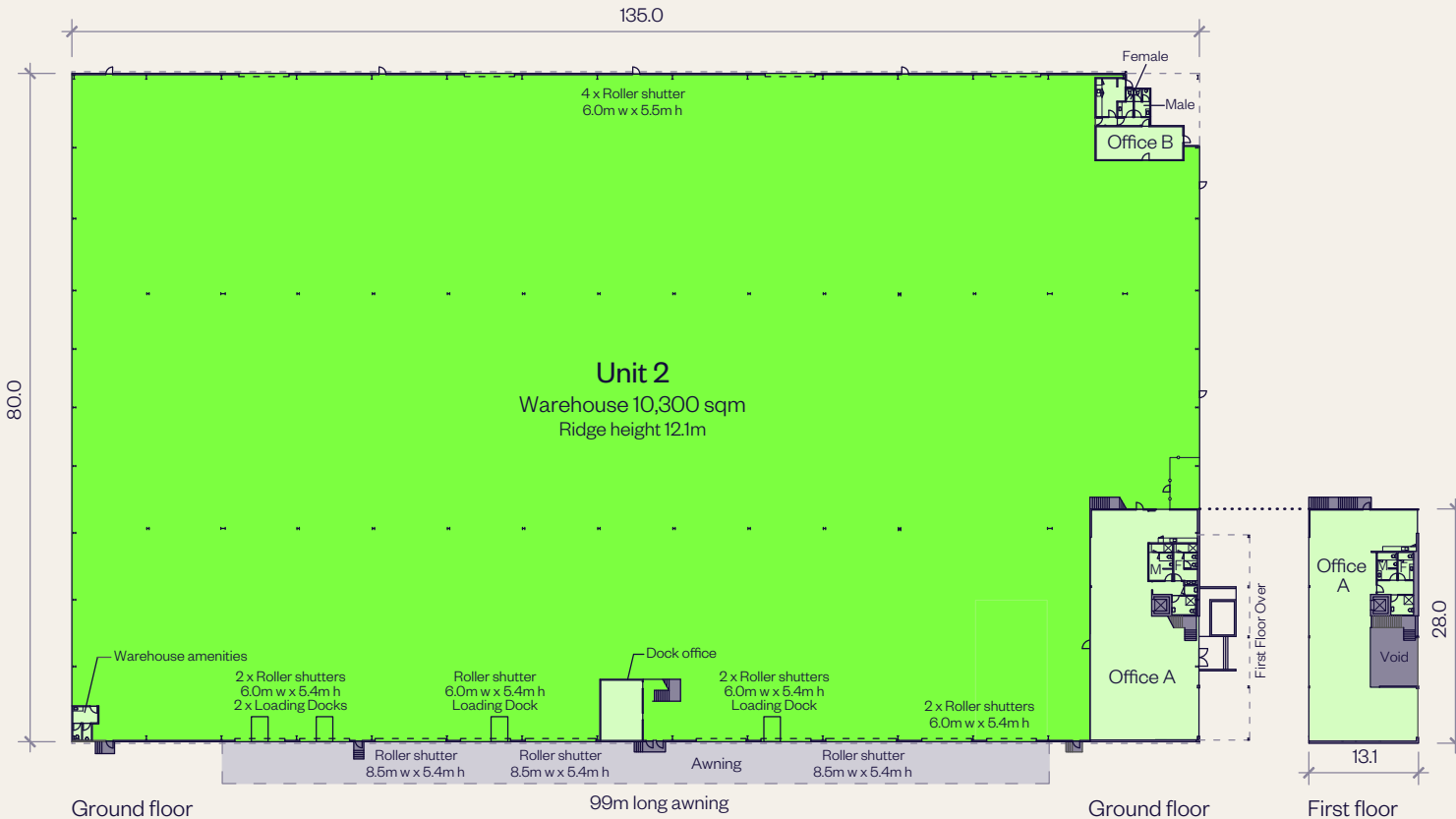
AREA SCHEDULE	SQM
Ground floor	
Warehouse	10,300
Office A and amenities	374
Office B and amenities	82
Dock office and amenities	94
First floor	
Office A and amenities	329
Total building area	11,179



WAREHOUSE PLAN

Unit 2, 400 Nudgee Road, Hendra

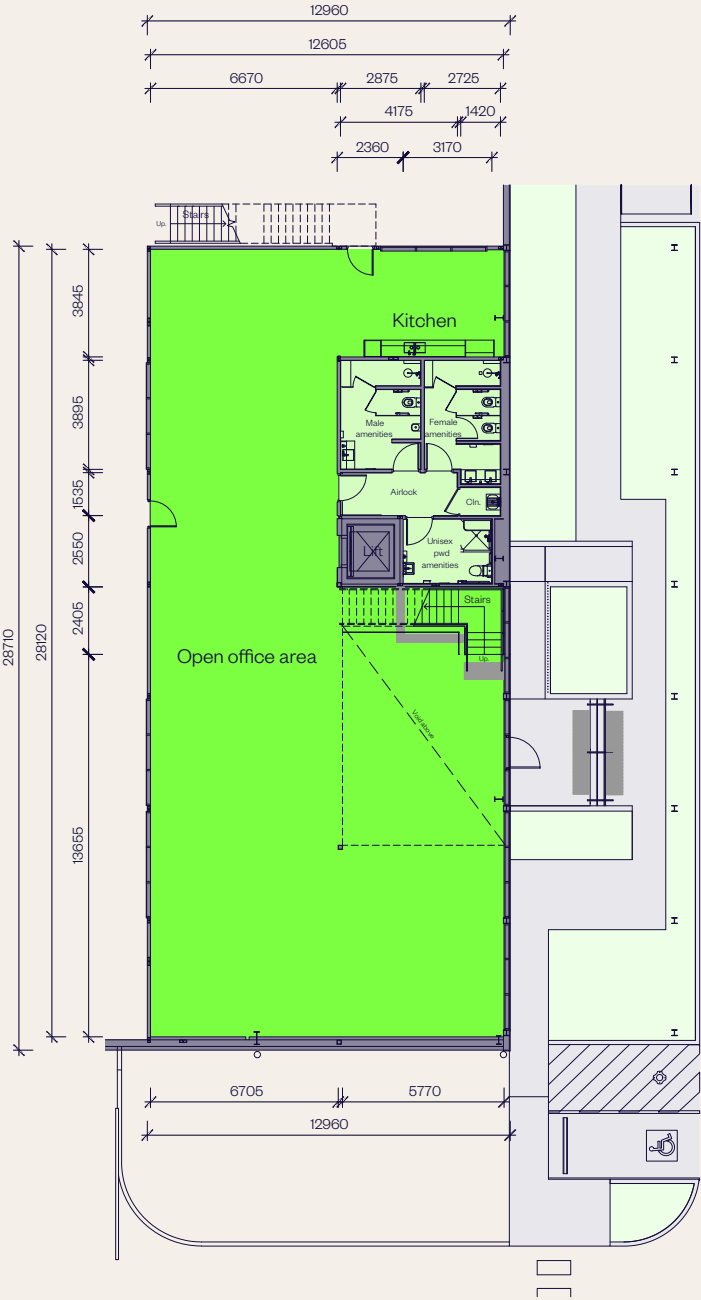
AREA SCHEDULE	SQM
Ground floor	
Warehouse	10,300
Office A and amenities	374
Office B and amenities	82
Dock office and amenities	94
First floor	
Office A and amenities	329
Total building area	11,179



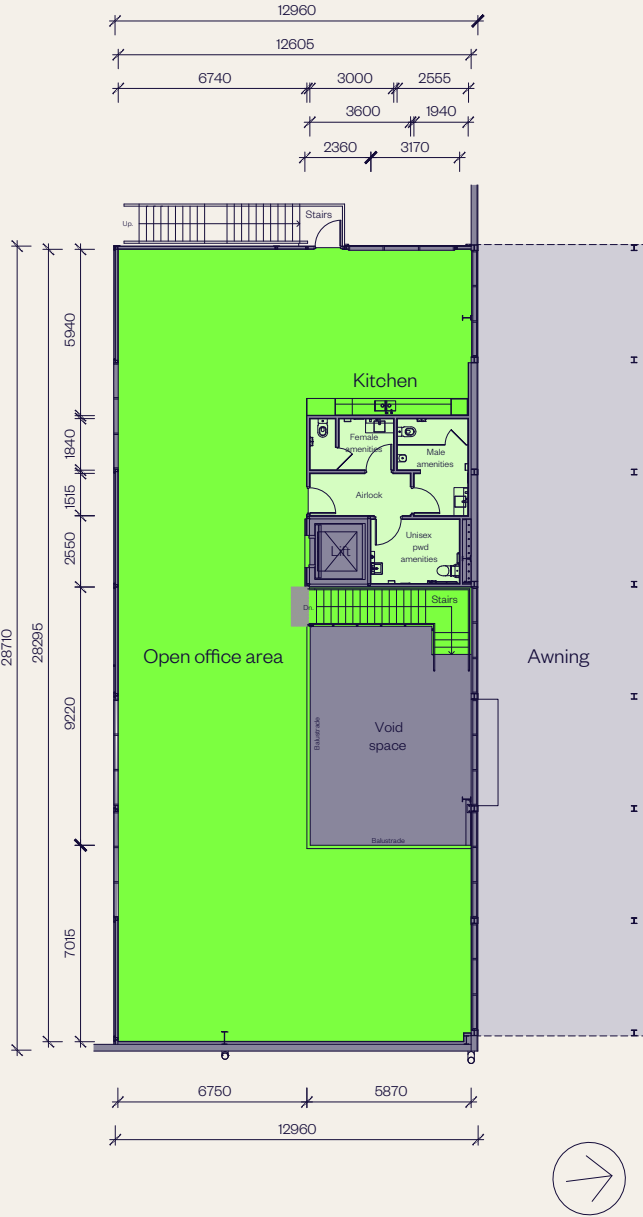
OFFICE A PLAN

Unit 2, 400 Nudgee Road, Hendra

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



Ground floor



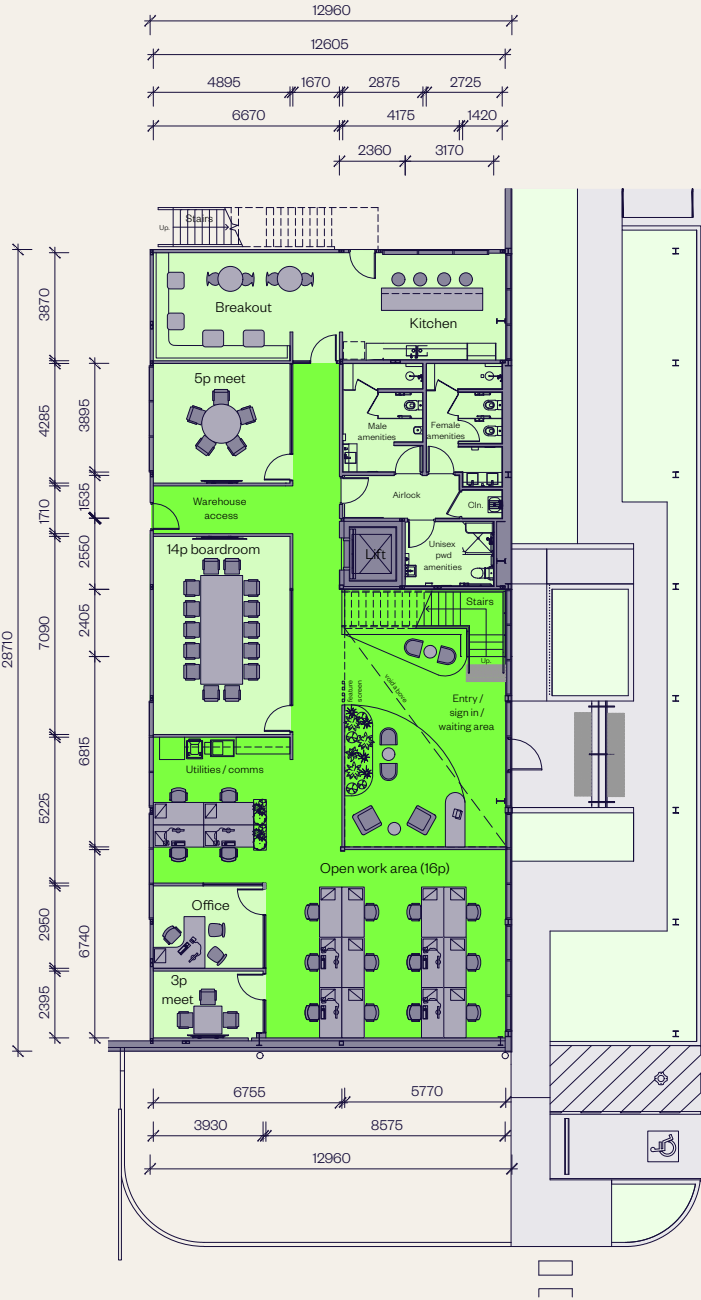
First floor

OFFICE A
INDICATIVE
LOW DENSITY
FITOUT PLAN

Unit 2, 400 Nudgee Road, Hendra

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

WORKSTATIONS	QTY
Ground floor	16
First floor	23
Total workstations	39



Ground floor



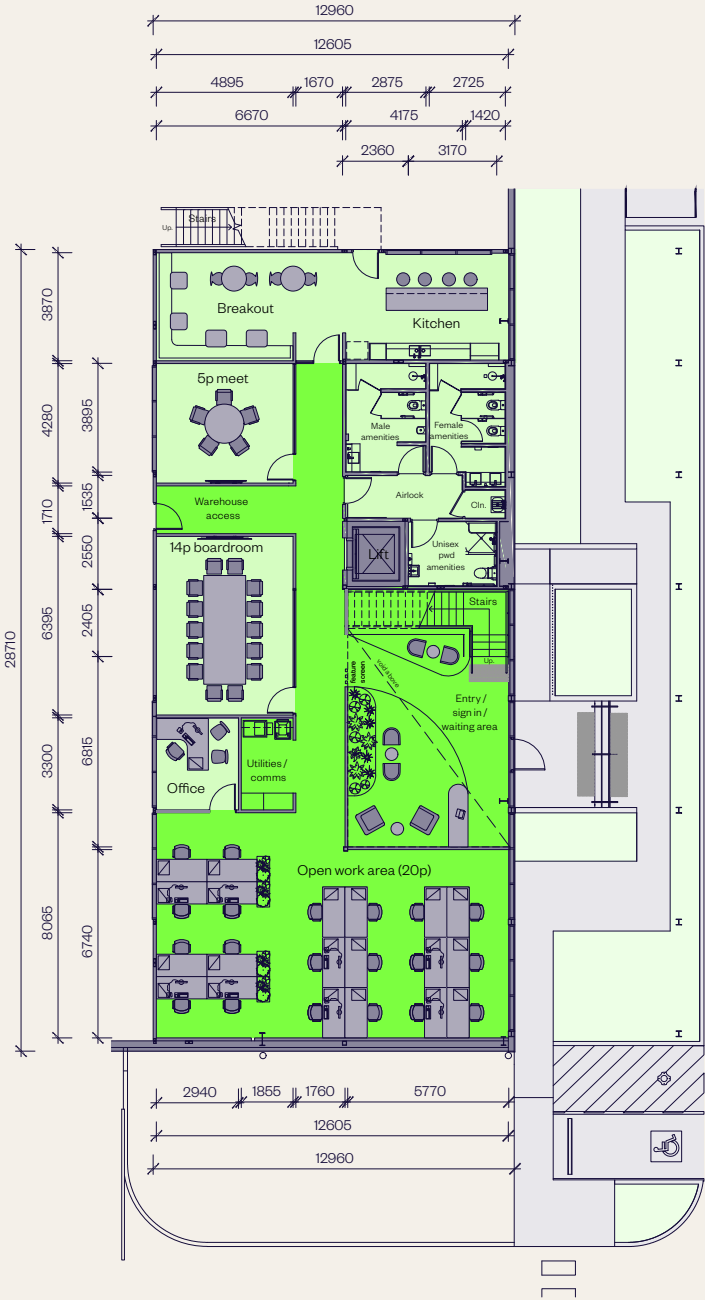
First floor

OFFICE A INDICATIVE HIGH DENSITY FITOUT PLAN

Unit 2, 400 Nudgee Road, Hendra

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

WORKSTATIONS	QTY
Ground floor	20
First floor	32
Total workstations	52



Ground floor

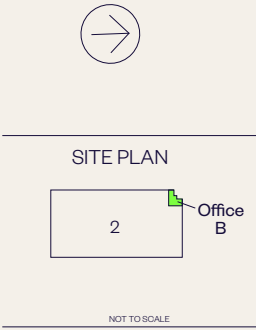
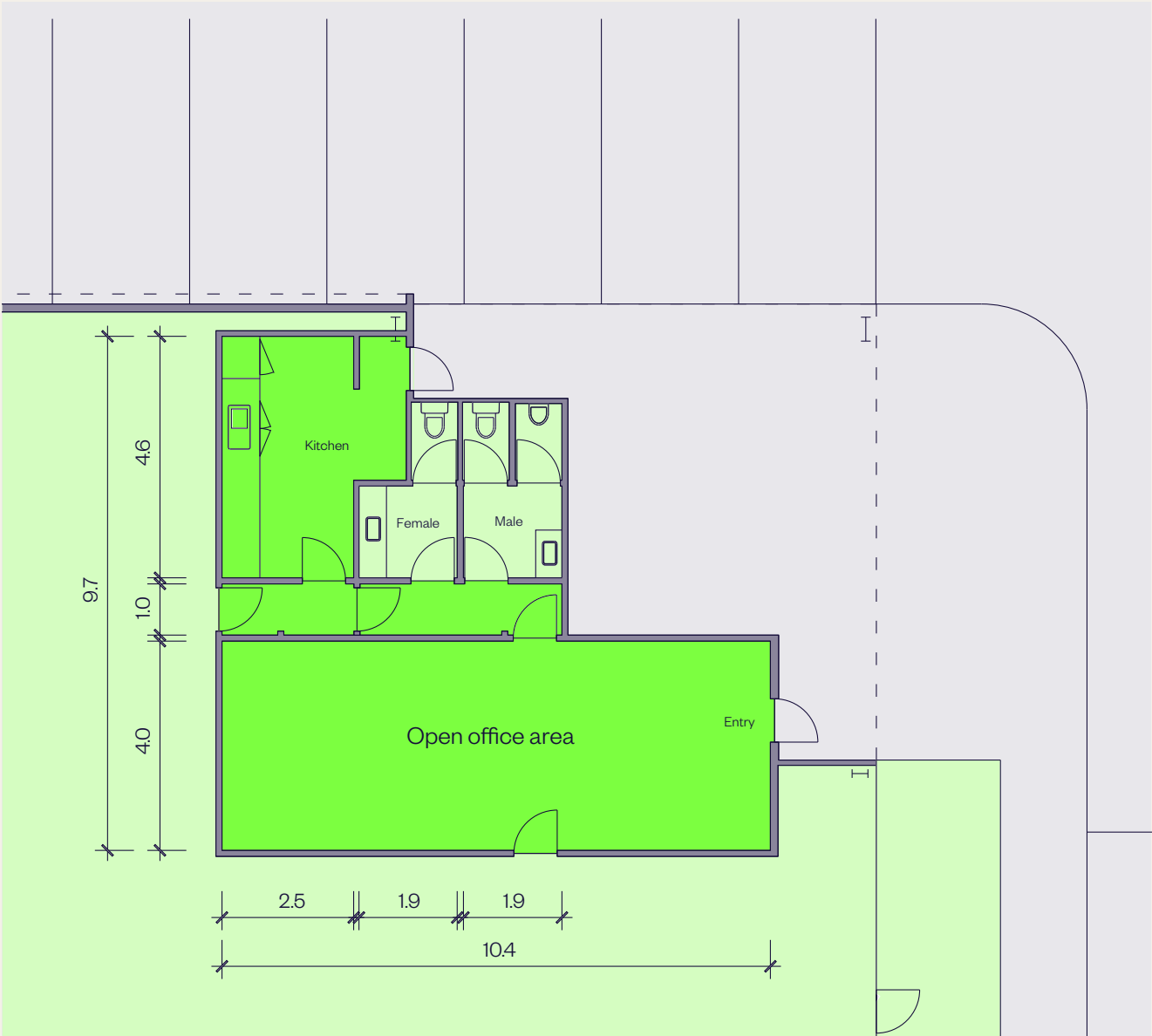


First floor

OFFICE B PLAN

Unit 2, 400 Nudgee Road, Hendra

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

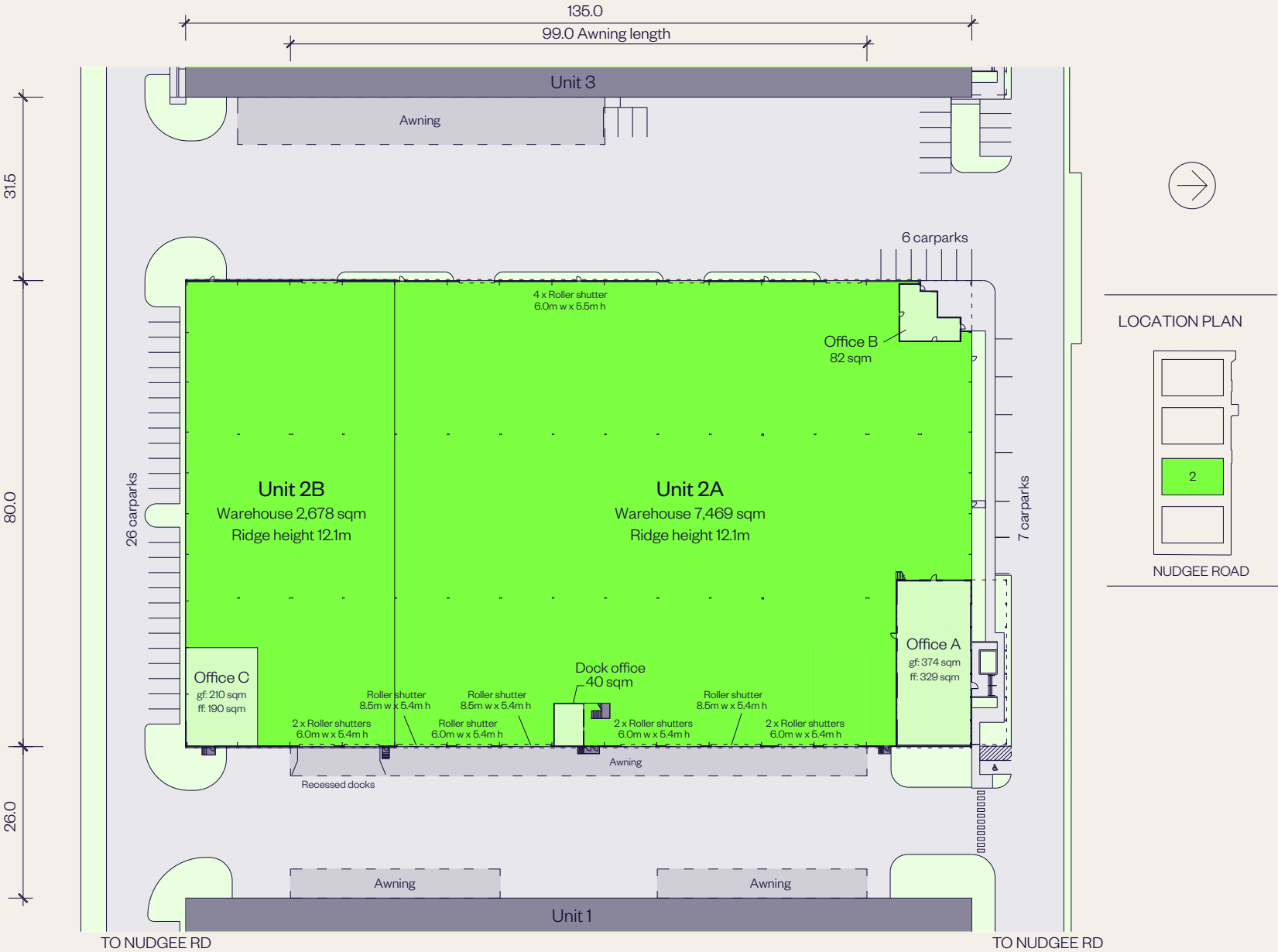


Office B – ground floor

SITE PLAN - OPTION 1

400 Nudgee Road, Hendra

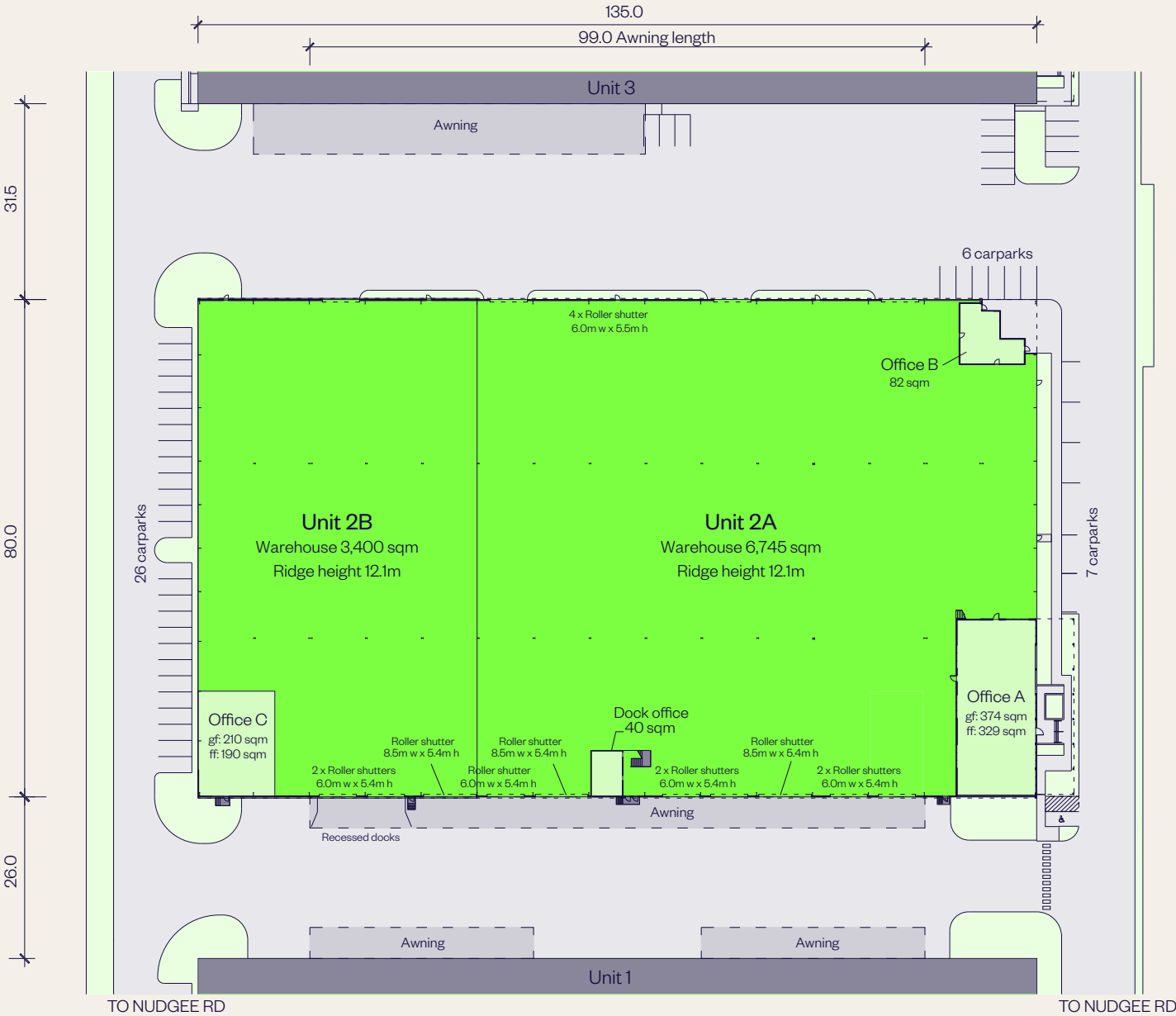
AREA SCHEDULE	SQM
Unit 2A	
Warehouse	7,469
Office A	703
Office B	82
Dock office	40
Total Unit 2A area	8,294
Unit 2B	
Warehouse	2,678
Office C	400
Total Unit 2B area	3,078



SITE PLAN - OPTION 2

400 Nudgee Road, Hendra

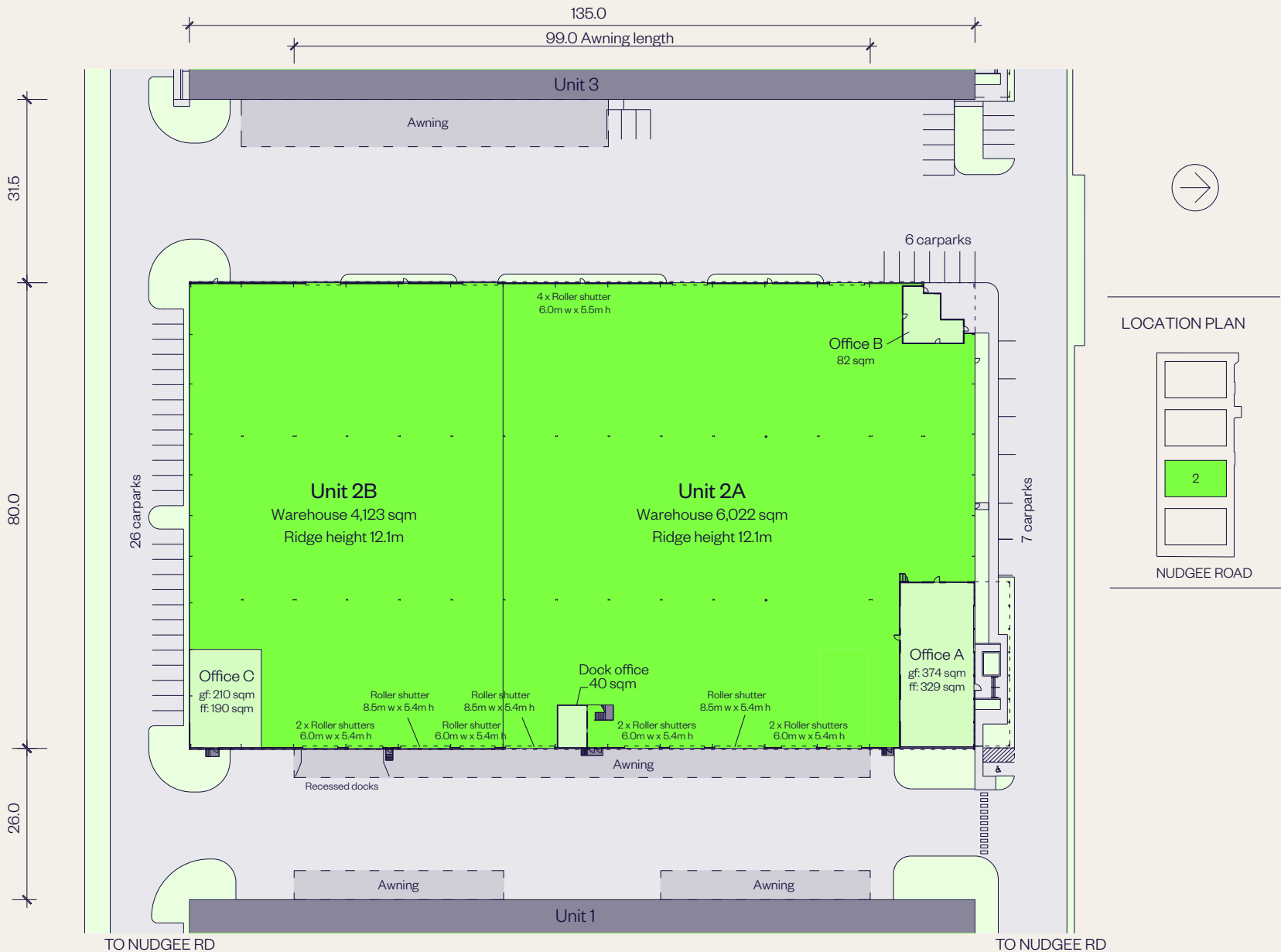
AREA SCHEDULE	SQM
Unit 2A	
Warehouse	6,745
Office A	703
Office B	82
Dock office	40
Total Unit 2A area	7,570
Unit 2B	
Warehouse	3,400
Office C	400
Total Unit 2B area	3,800



SITE PLAN - OPTION 3

400 Nudgee Road, Hendra

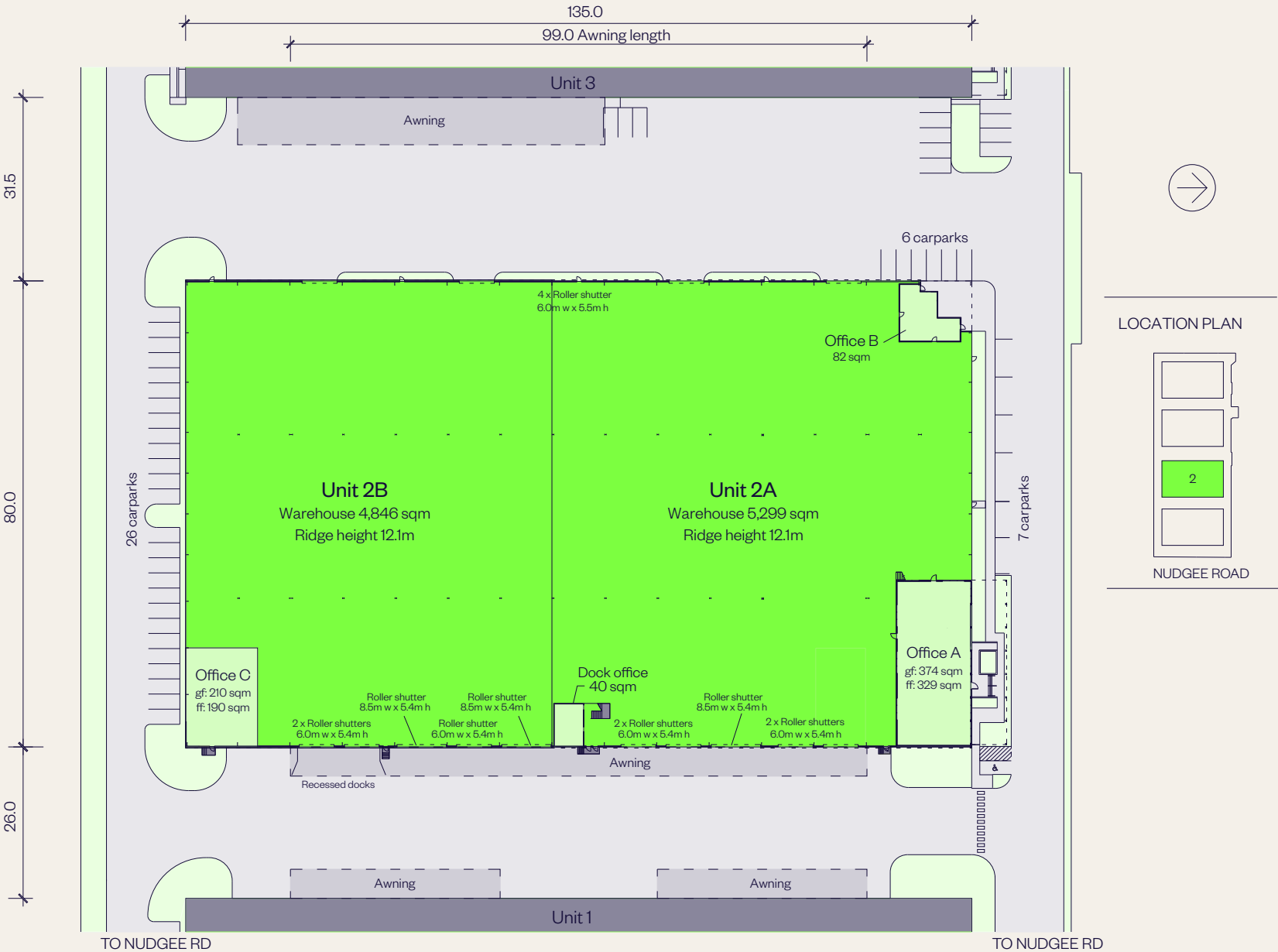
AREA SCHEDULE	SQM
Unit 2A	
Warehouse	6,022
Office A	703
Office B	82
Dock office	40
Total Unit 2A area	6,847
Unit 2B	
Warehouse	4,123
Office C	400
Total Unit 2B area	4,523



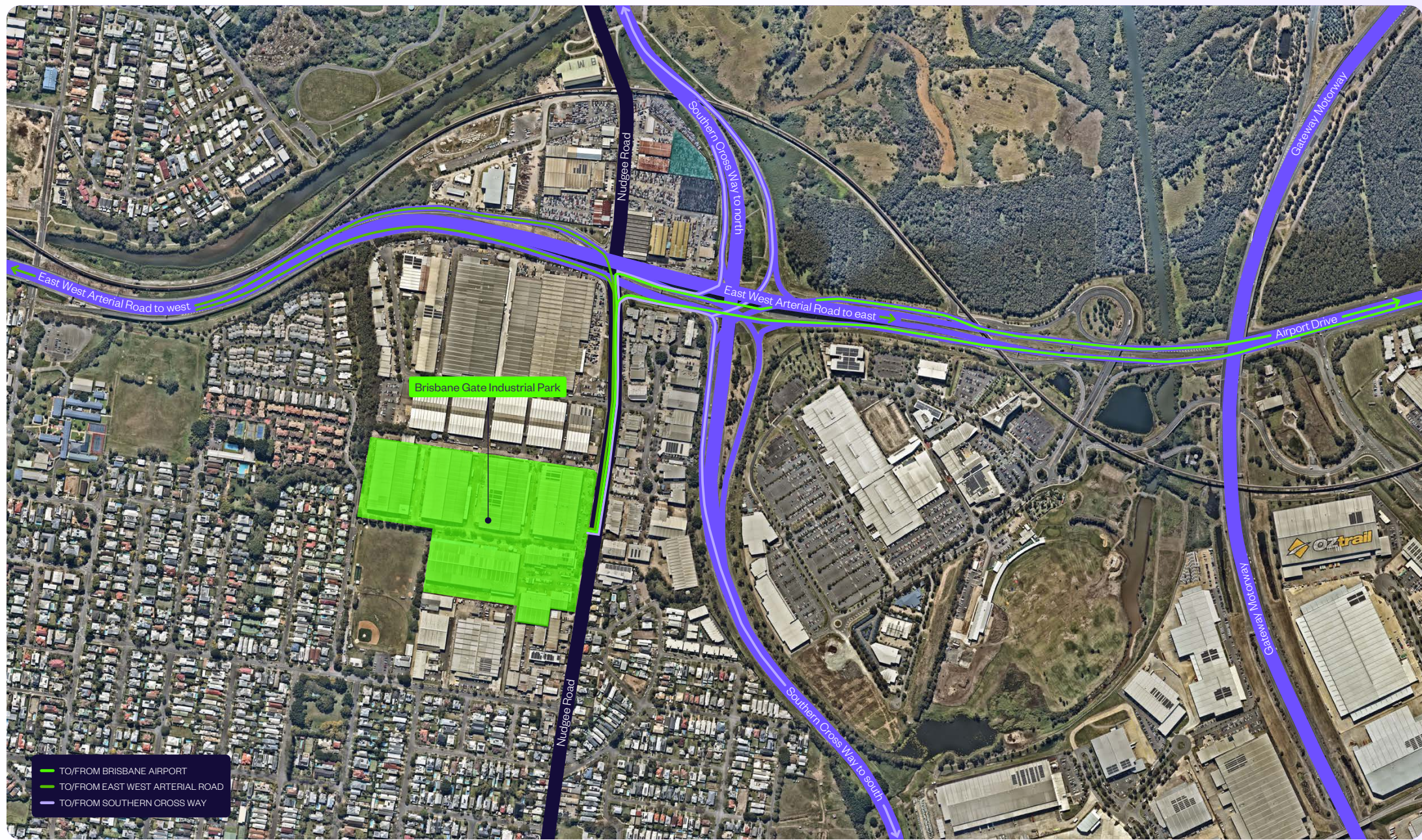
SITE PLAN - OPTION 4

400 Nudgee Road, Hendra

AREA SCHEDULE	SQM
Unit 2A	
Warehouse	5,299
Office A	703
Office B	82
Dock office	40
Total Unit 2A area	6,124
Unit 2B	
Warehouse	4,846
Office C	400
Total Unit 2B area	5,246

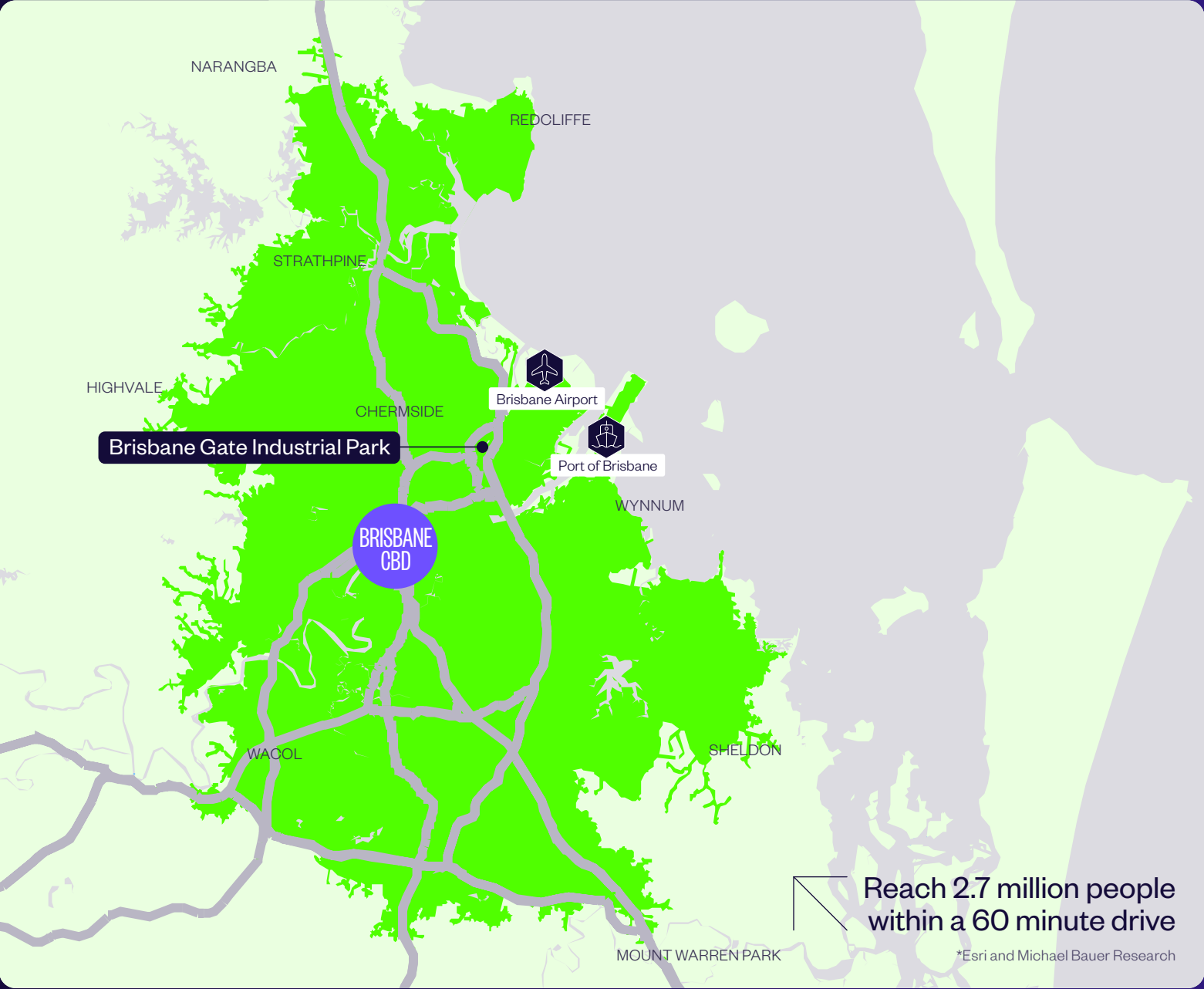


ACCESS



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.



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.



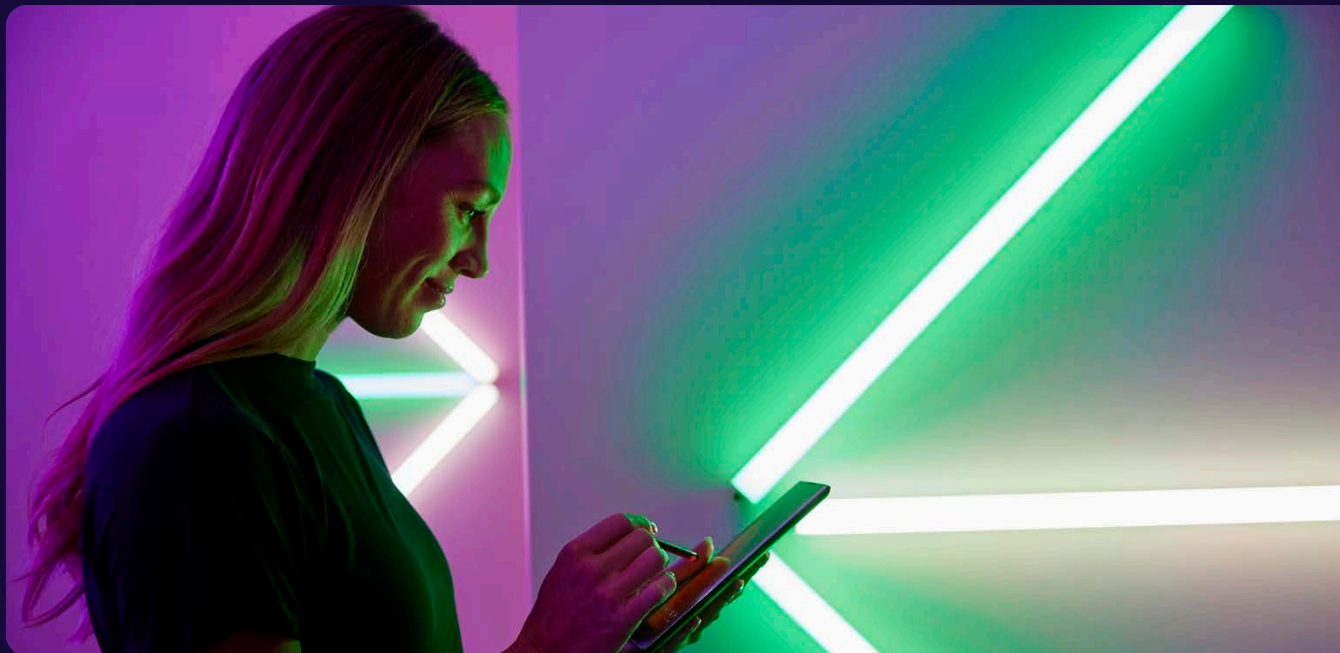
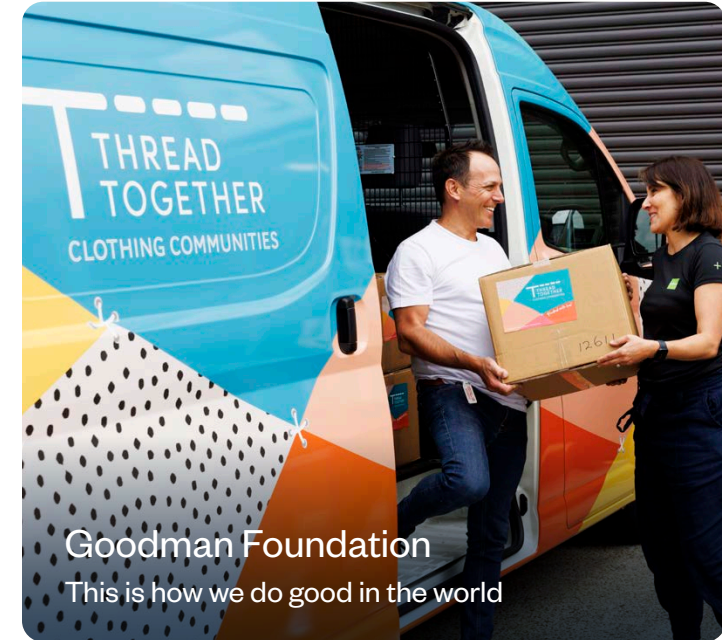
Thread Together

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.



ABOUT GOODMAN



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



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 31 December 2025

\$87.4BN

Total portfolio

27.8M

Sqm of business space
(approx.)

1,700+

Customer base
(approx.)

445

Number of properties

15

Total number of countries
operating in



1,000

Dedicated property
professionals
(approx.)



26

Offices worldwide

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