

Trade Coast opportunity

MAKING
SPACE
FOR
GREATNESS

Goodman⁺



Unit 2,
400 Nudgee Road
Hendra, QLD

Artist's impression

BUILDING HIGHLIGHTS

- + Ideal location for last-mile delivery
- + Opportunity for showroom
- + High exposure to Nudgee Road with signage space available.



3,078-11,121 SQM
WAREHOUSE AND OFFICE



INTERNAL RIDGE
HEIGHT 12.1M



8 ROLLER SHUTTERS +
2 RECESSED DOCKS



ESFR SPRINKLER
SYSTEM



LED LIGHTING
THROUGHOUT



ROOFTOP SOLAR



strategic



Artist's impression

A rare opportunity to secure newly refurbished 11,121 sqm warehouse and office space on Brisbane's Trade Coast, available Q4 2025. Options available to lease from 3,078–11,121 sqm.

Positioned on Hendra's prominent Nudgee Road, the property benefits from high exposure of passing traffic, and proximity to the Gateway Motorway, linking to Brisbane's major arterial road network.

location

ESTATE UPGRADES

The estate at Brisbane Gate Industrial Park is being significantly upgraded to meet the growing demand from ecommerce/high tech/medical users, as well as warehouse and showroom requirements.

Offering strong connectivity across Brisbane and beyond, the estate is exceptionally placed for efficient last-mile delivery, allowing our customers to reach their customers in less time.

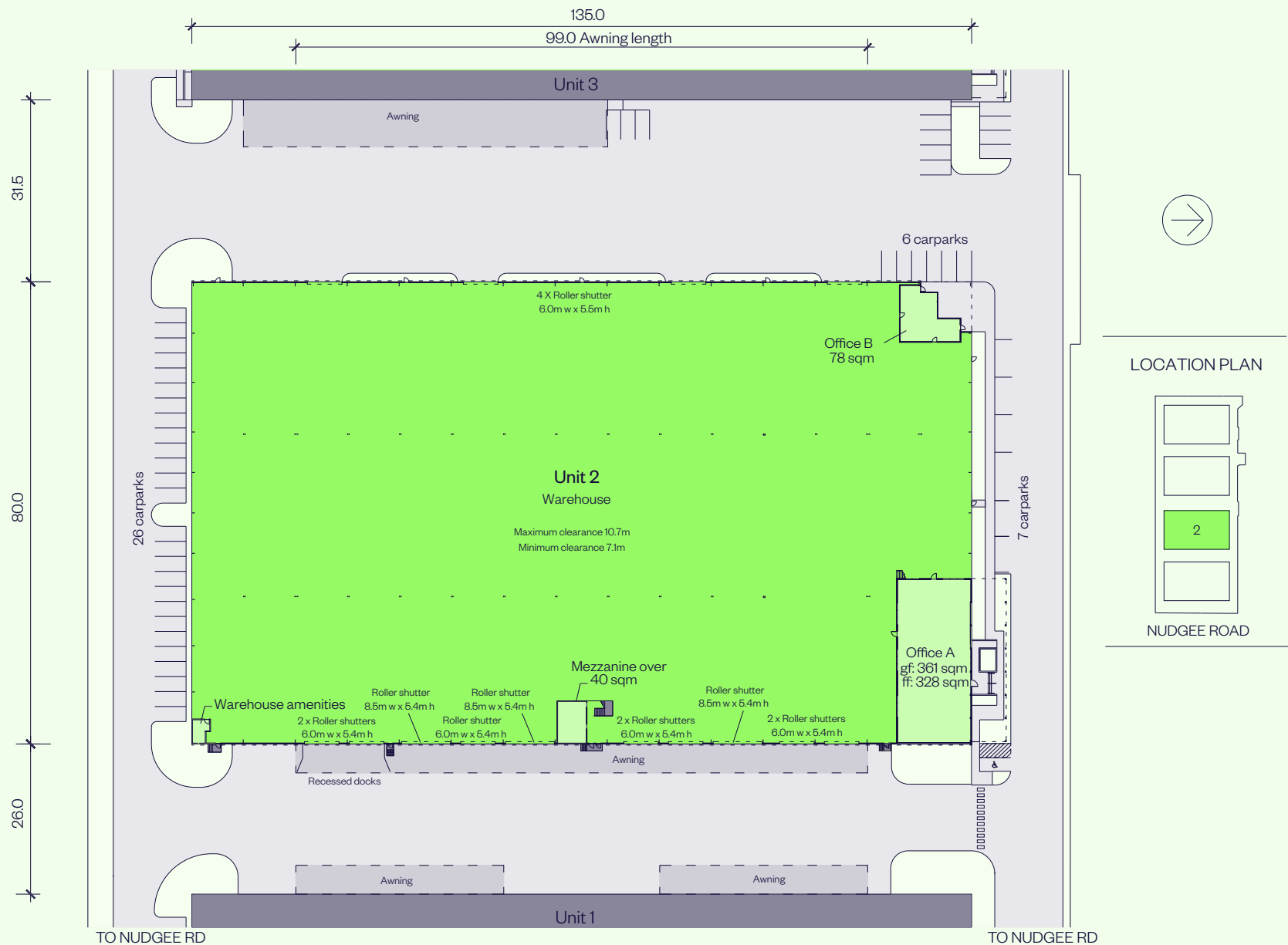


VIEW FROM ABOVE



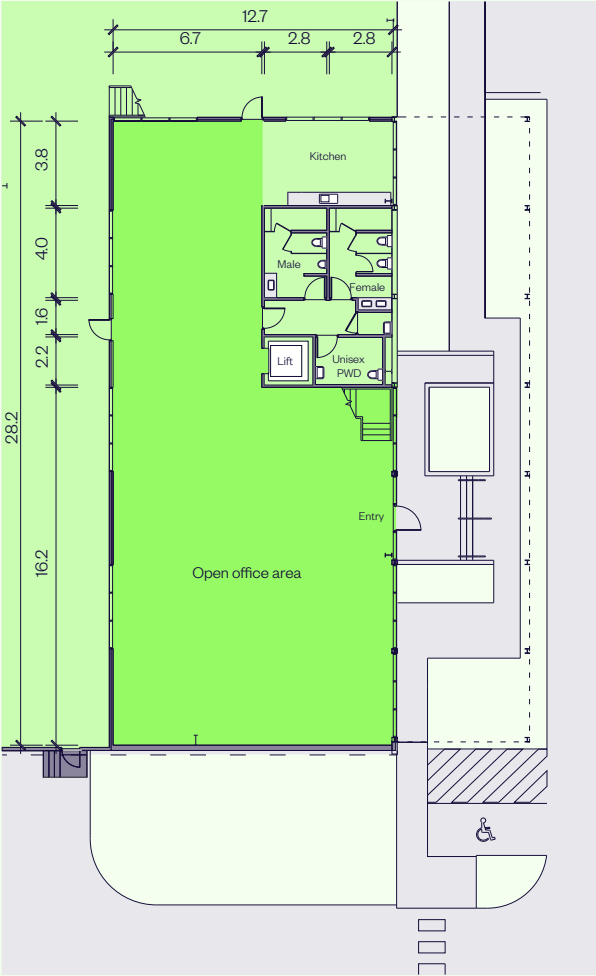
SITE PLAN

AREA SCHEDULE	SQM
Warehouse	10,314
Office A	
Ground floor	361
First floor	328
Office B	78
Mezzanine – dock office	40
Total building area	11,121

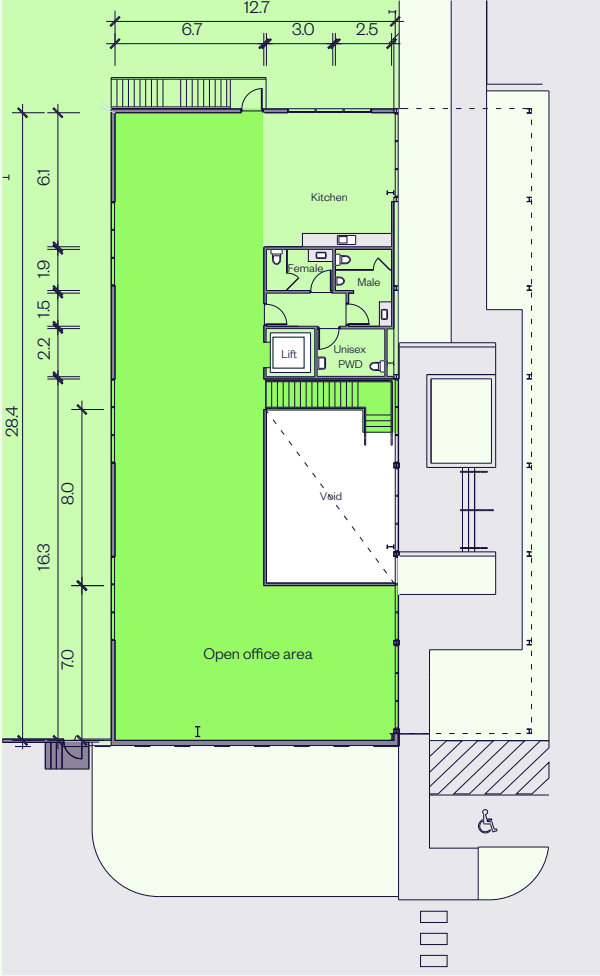


OFFICE A PLAN

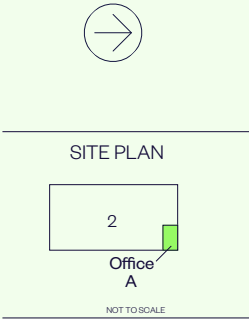
AREA SCHEDULE	SQM
Ground floor	
Office A and amenities	361
First floor	
Office A and amenities	328
Total building area	11,121



Office A - Ground floor



Office A - First floor



OFFICE B PLAN

AREA SCHEDULE	SQM
Ground floor	
Office B and amenities	78
Total building area	11,121



SITE PLAN

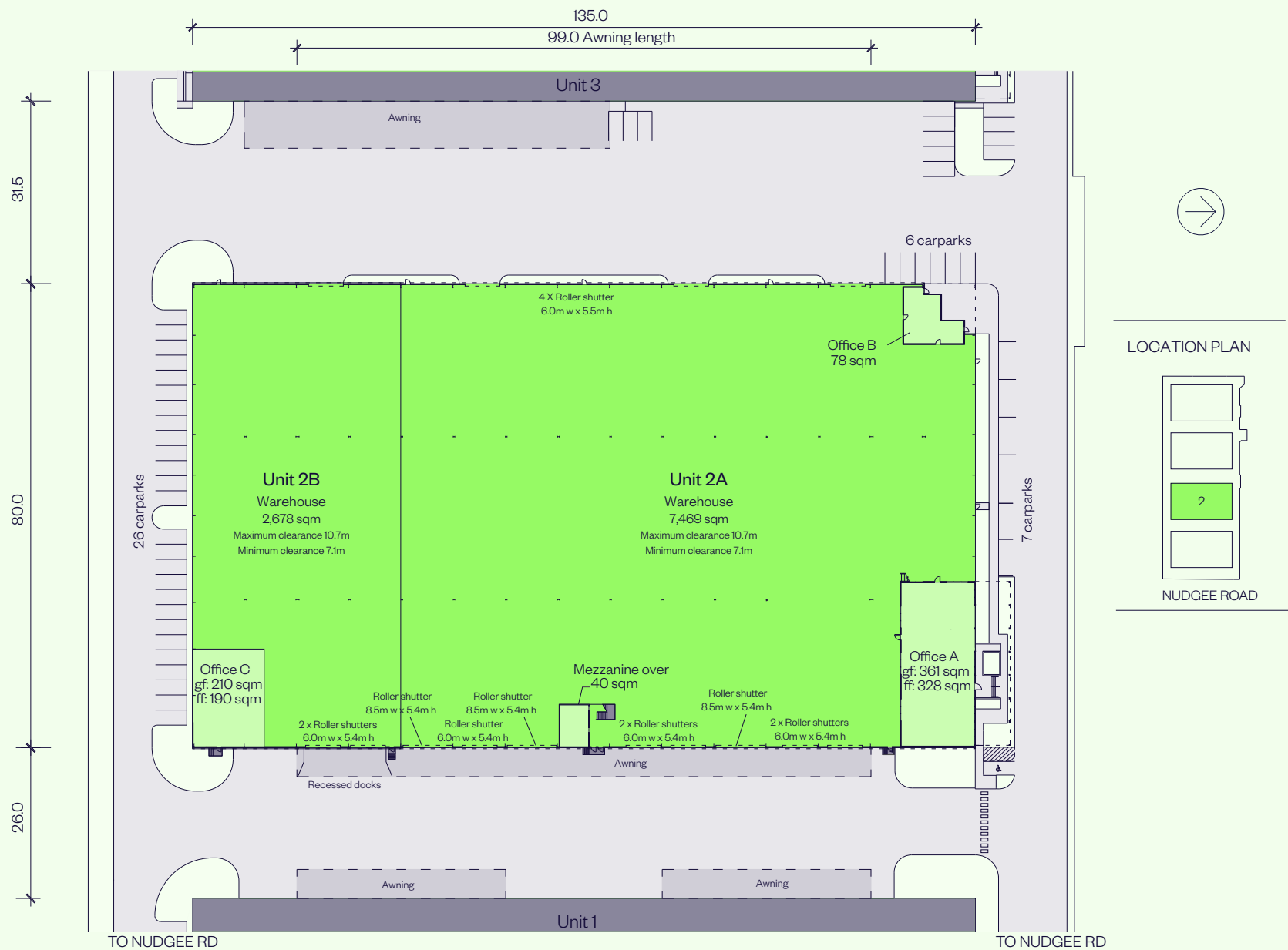


NOT TO SCALE

Office B – Ground floor

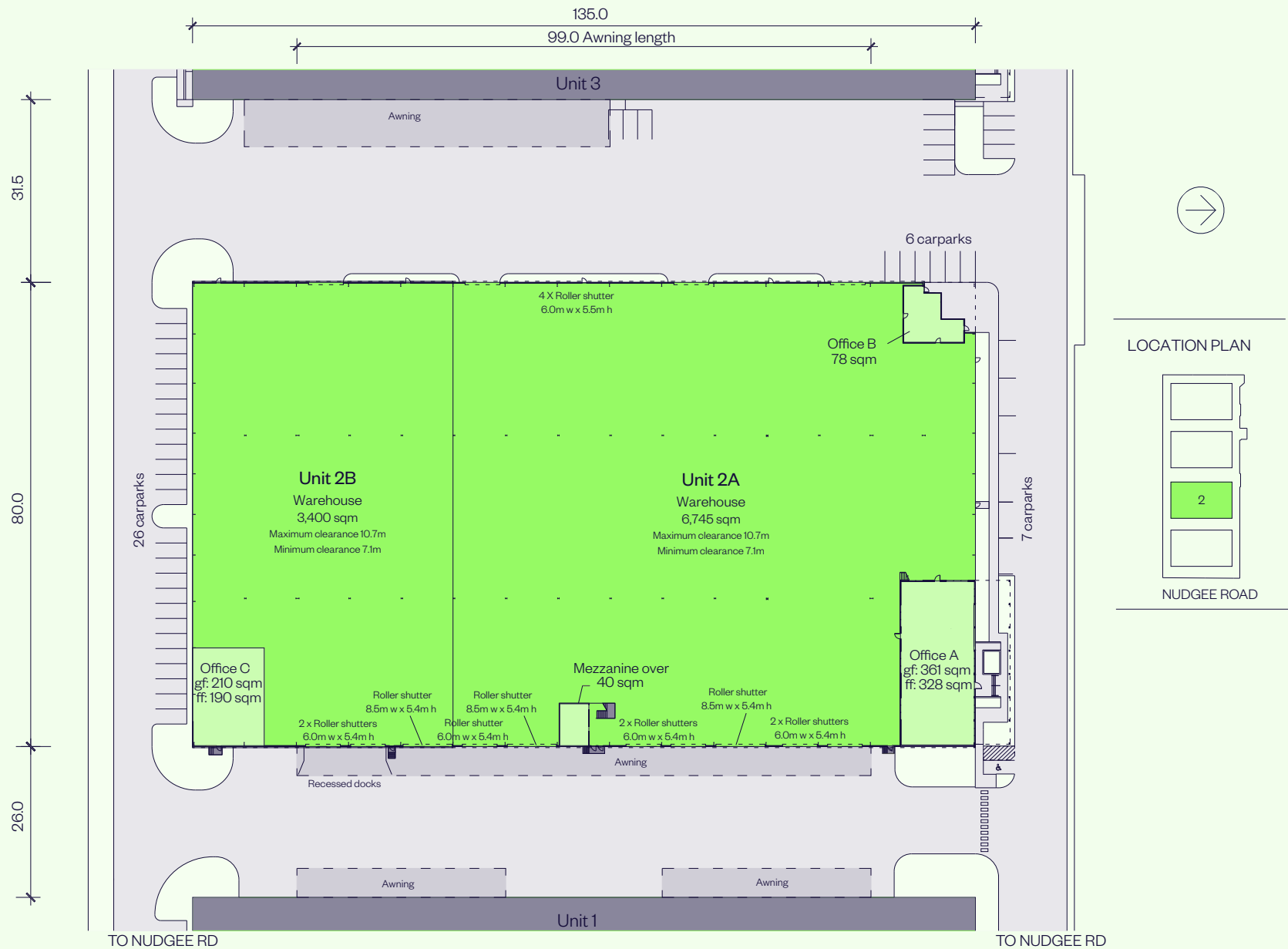
SITE PLAN OPTION 1

AREA SCHEDULE	SQM
Unit 2A	
Warehouse	7,469
Office A	689
Office B	78
Mezzanine – dock office	40
Total Unit 2A area	8,276
Unit 2B	
Warehouse	2,678
Office C	400
Total Unit 2B area	3,078
Total building area	11,354



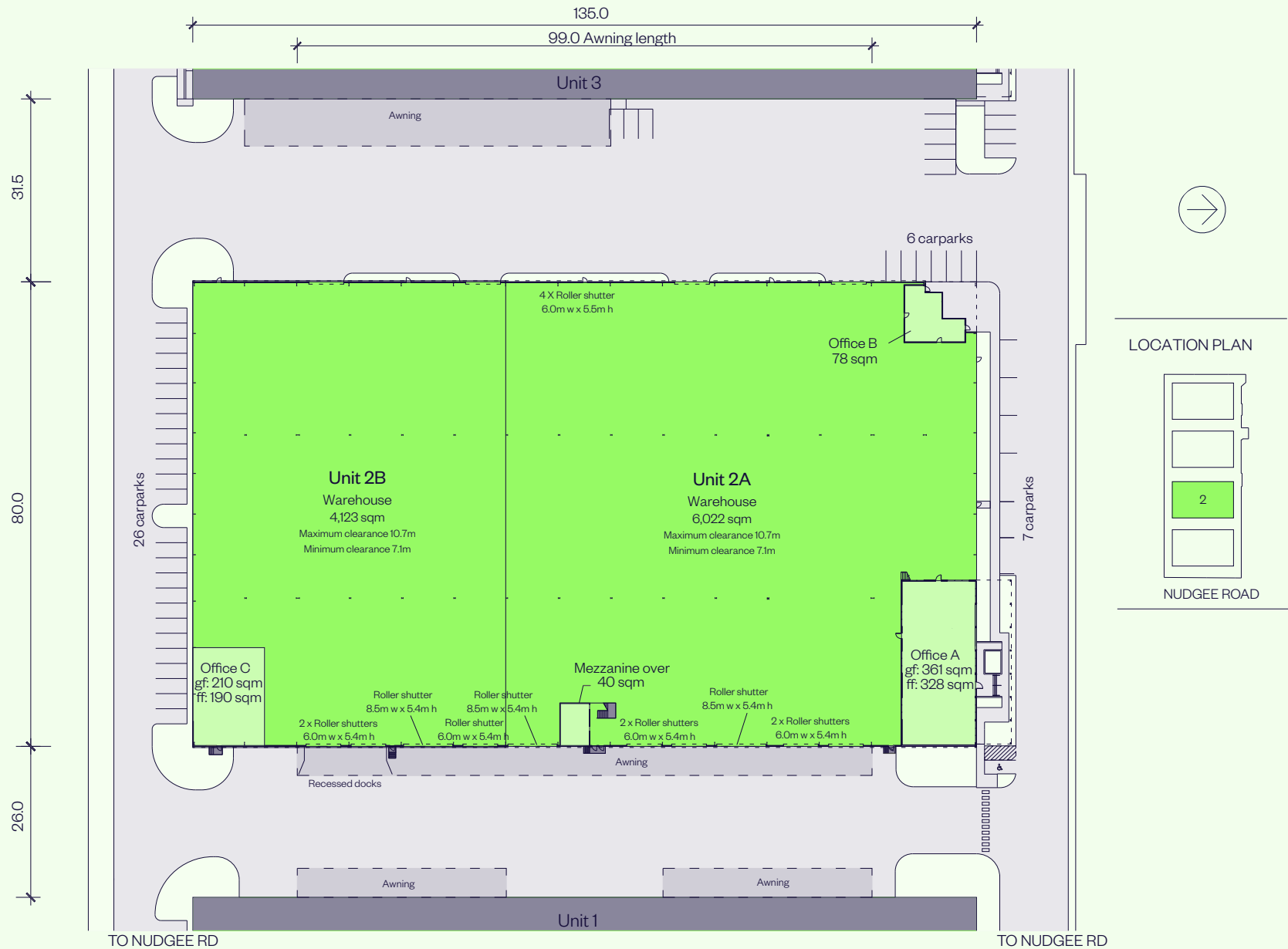
SITE PLAN OPTION 2

AREA SCHEDULE	SQM
Unit 2A	
Warehouse	6,745
Office A	689
Office B	78
Mezzanine – dock office	40
Total Unit 2A area	7,561
Unit 2B	
Warehouse	3,400
Office C	400
Total Unit 2B area	3,800
Total building area	11,361



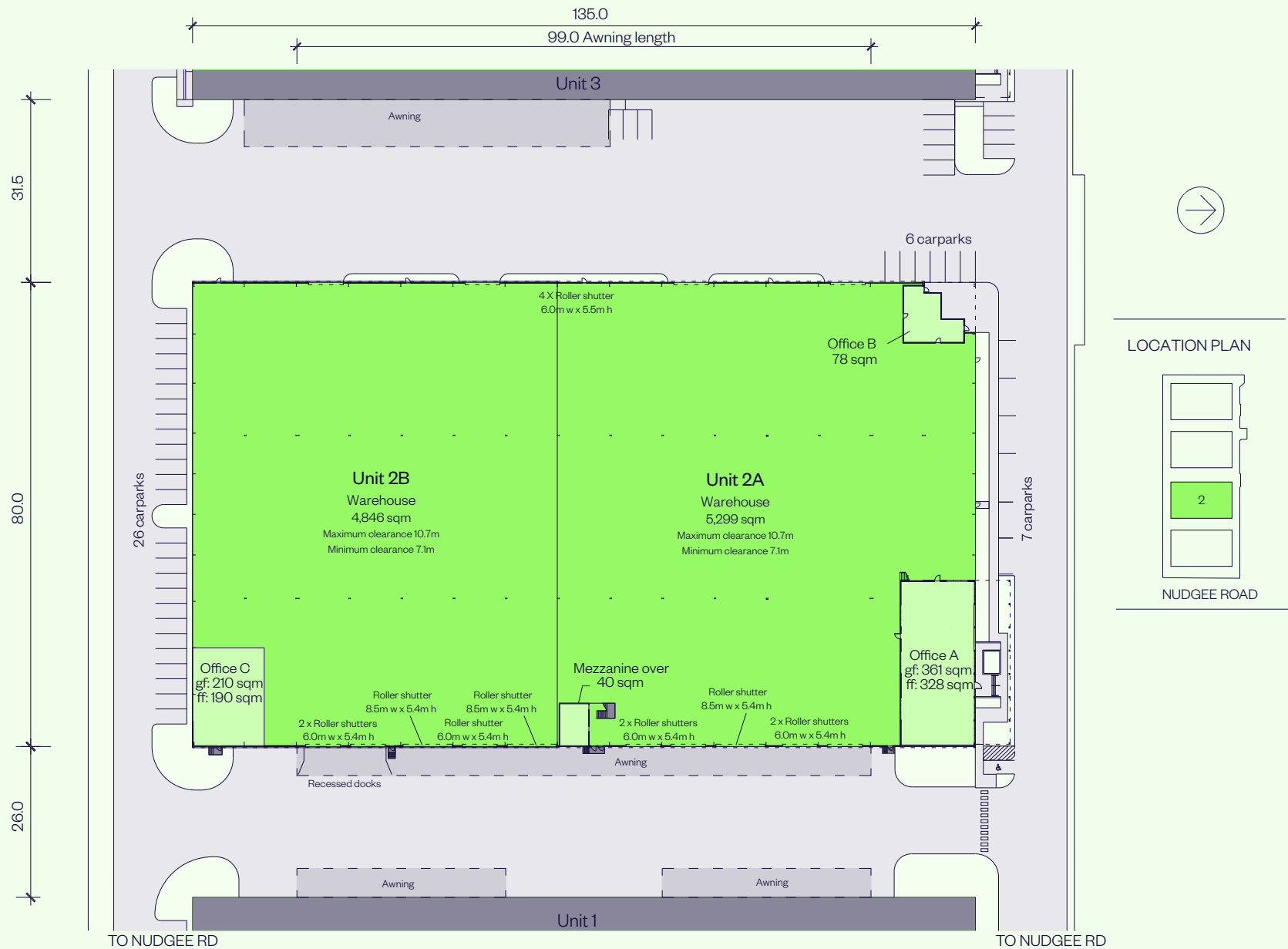
SITE PLAN OPTION 3

AREA SCHEDULE	SQM
Unit 2A	
Warehouse	6,022
Office A	689
Office B	78
Mezzanine – dock office	40
Total Unit 2A area	6,829
Unit 2B	
Warehouse	4,123
Office C	400
Total Unit 2B area	4,523
Total building area	11,352



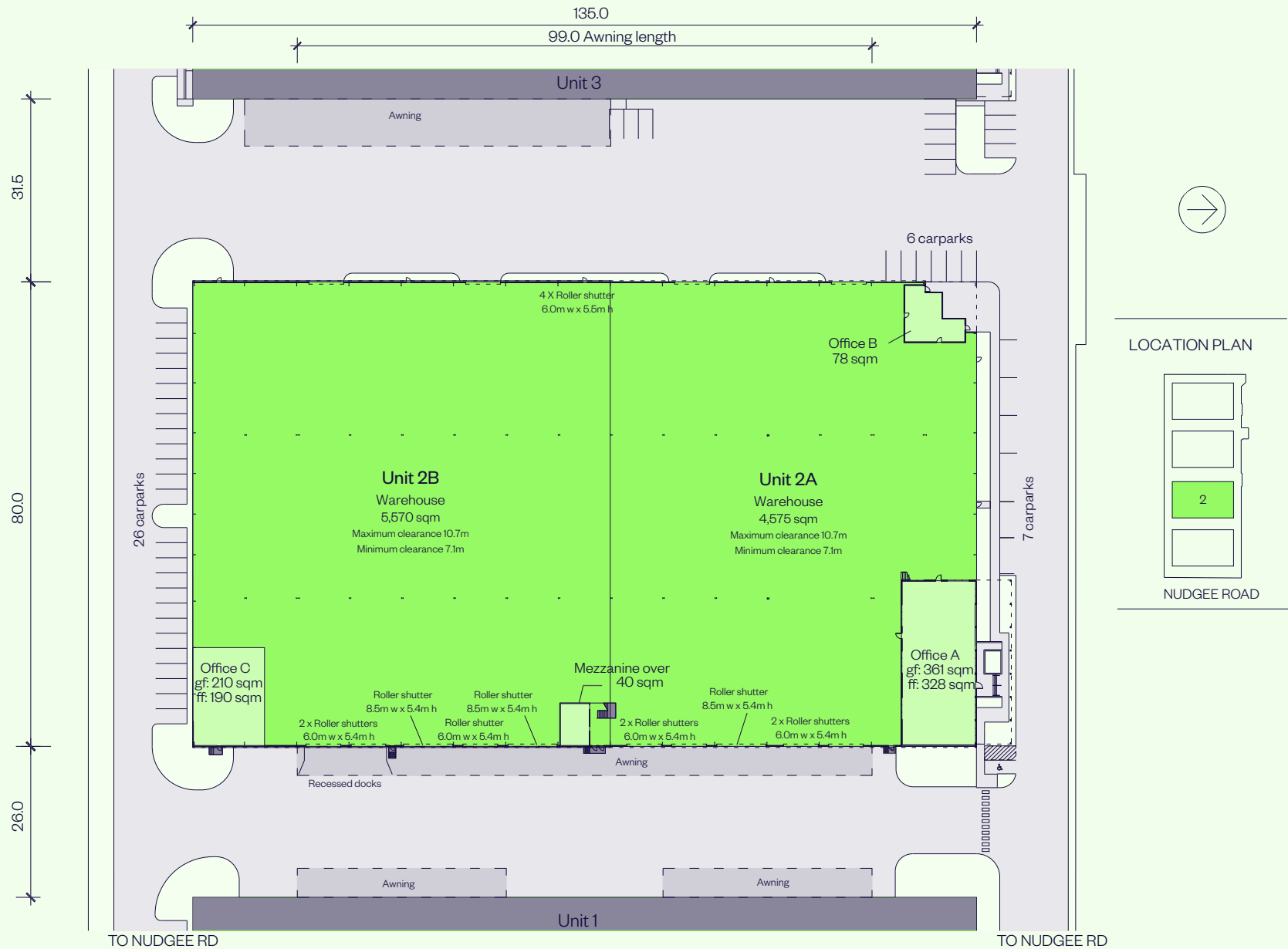
SITE PLAN OPTION 4

AREA SCHEDULE	SQM
Unit 2A	
Warehouse	5,299
Office A	689
Office B	78
Mezzanine – dock office	40
Total Unit 2A area	6,107
Unit 2B	
Warehouse	4,846
Office C	400
Total Unit 2B area	5,246
Total building area	11,353

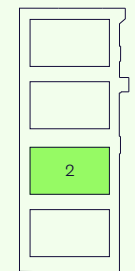


SITE PLAN OPTION 5

AREA SCHEDULE	SQM
Unit 2A	
Warehouse	4,575
Office A	689
Office B	78
Total Unit 2A area	5,343
Unit 2B	
Warehouse	5,570
Office C	400
Mezzanine – dock office	40
Total Unit 2B area	6,010
Total building area	11,353



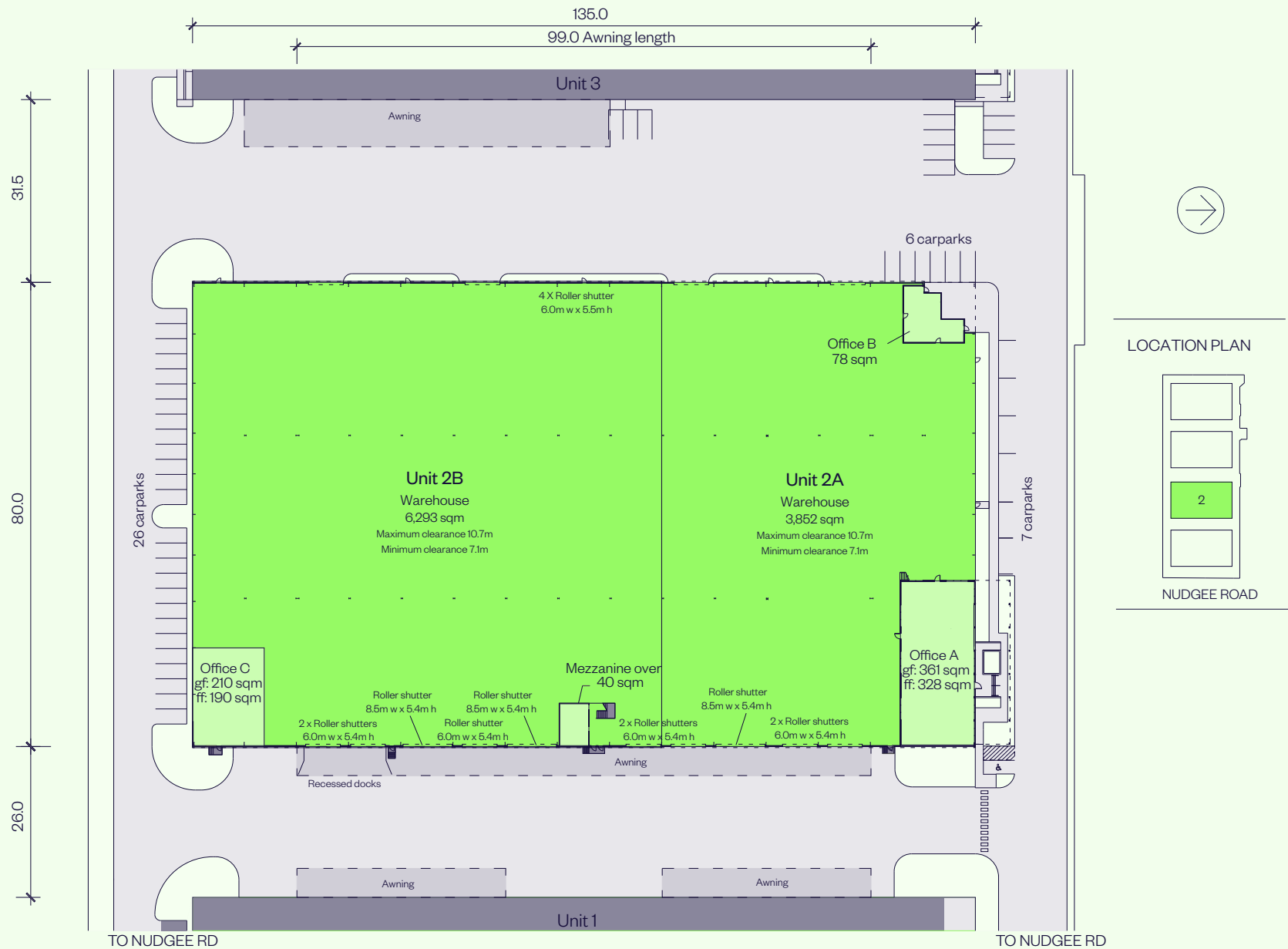
LOCATION PLAN



NUDGE ROAD

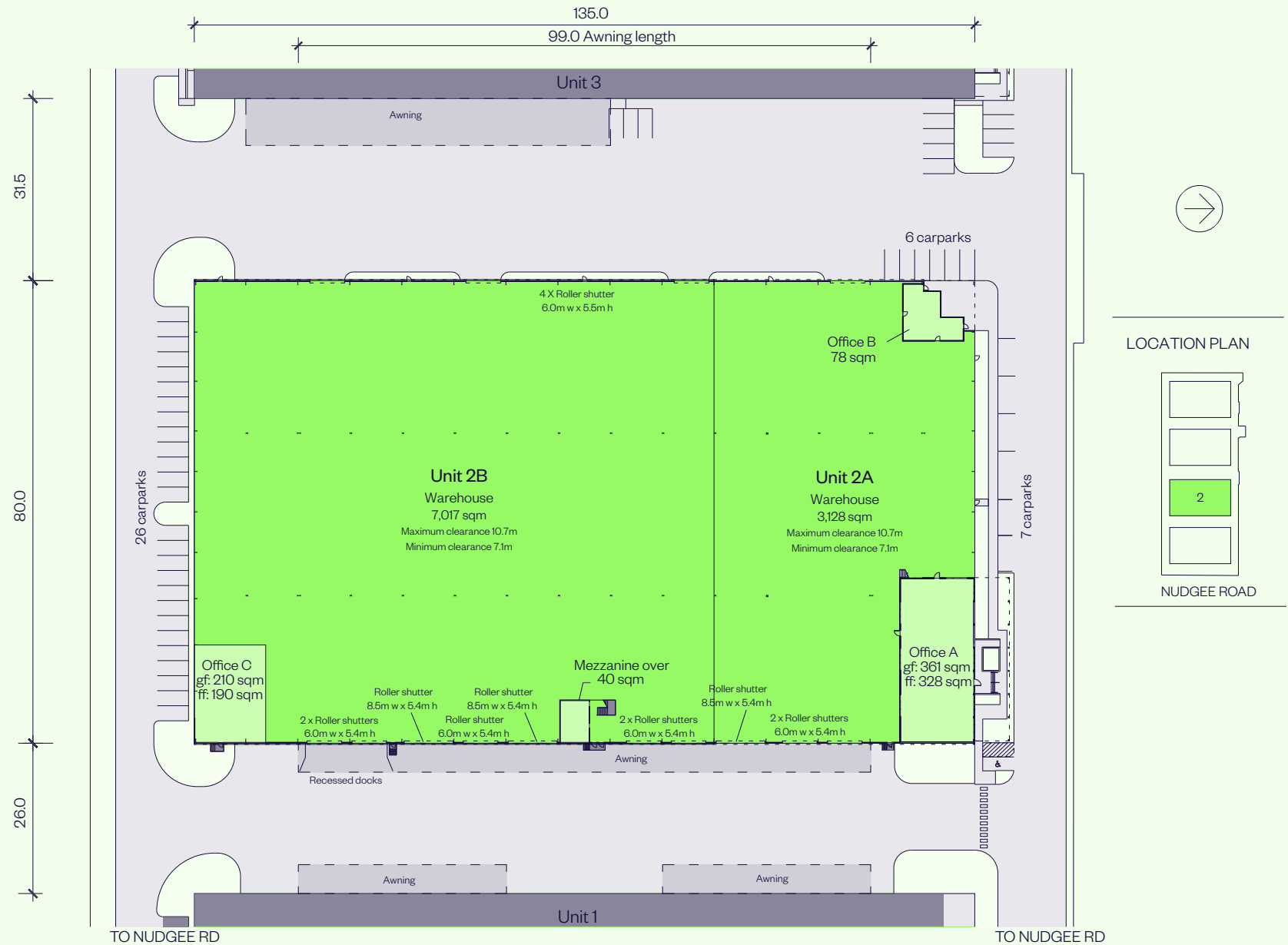
SITE PLAN OPTION 6

AREA SCHEDULE	SQM
Unit 2A	
Warehouse	3,852
Office A	689
Office B	78
Total Unit 2A area	4,619
Unit 2B	
Warehouse	6,293
Office C	400
Mezzanine – dock office	40
Total Unit 2B area	6,733
Total building area	11,352



SITE PLAN OPTION 7

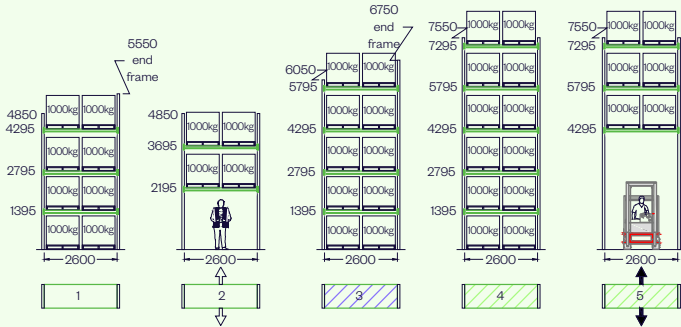
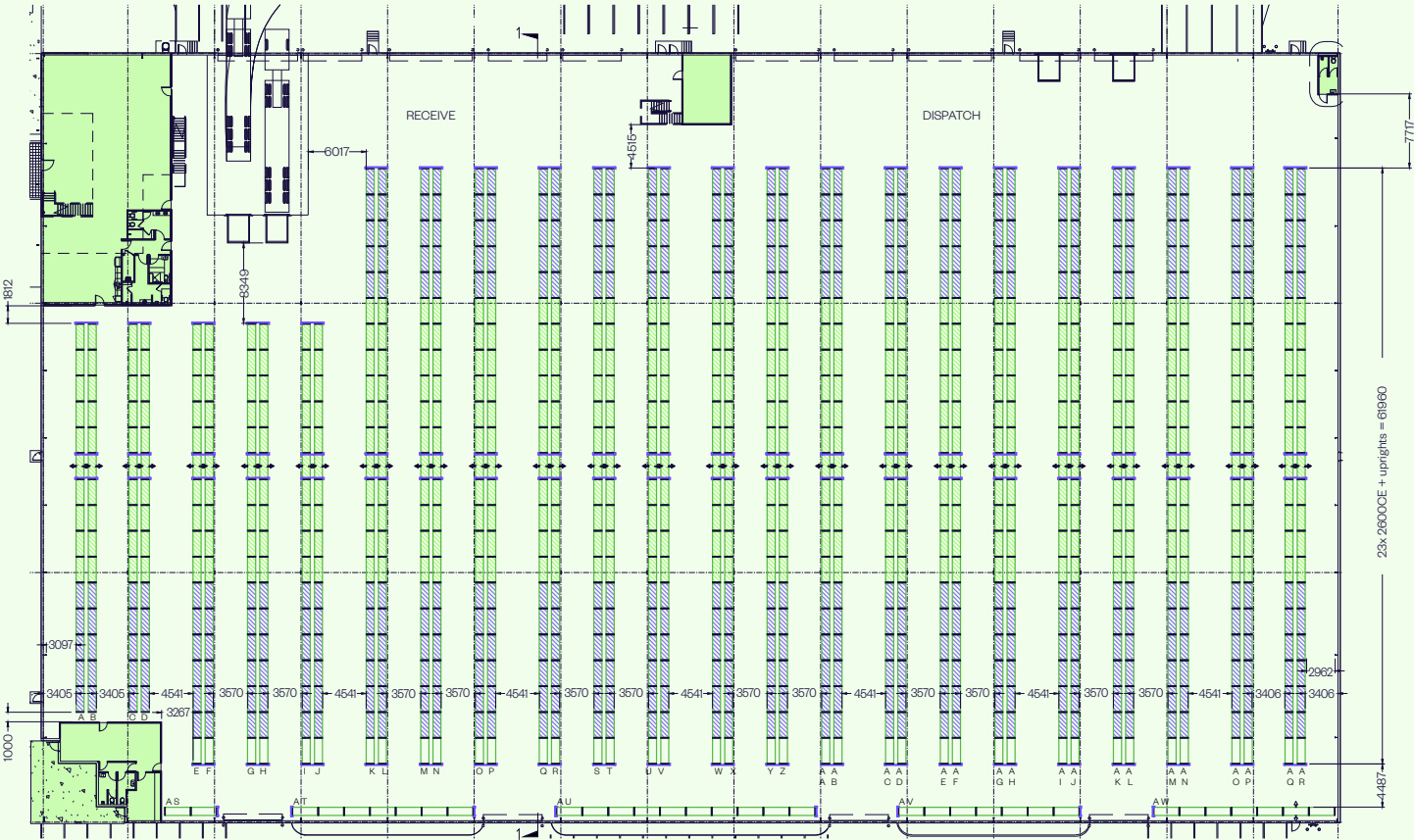
AREA SCHEDULE	SQM
Unit 2A	
Warehouse	3,128
Office A	689
Office B	78
Total Unit 2A area	3,895
Unit 2B	
Warehouse	7,017
Office C	400
Mezzanine – dock office	
Total Unit 2B area	7,457
Total building area	11,352



 FOR LEASE

UNIT 2 INDICATIVE RACKING PLAN

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



1KM

to Gateway Motorway

5KM

to Brisbane Airport

9KM

to Brisbane CBD

19.6KM

to Port of Brisbane

Central
Connectivity

Key area statistics – 15 mins



27,267
TOTAL POPULATION



11,390
TOTAL HOUSEHOLDS



\$1.9bn
TOTAL PURCHASING POWER

Key area statistics – 30 mins



1.5m
TOTAL POPULATION



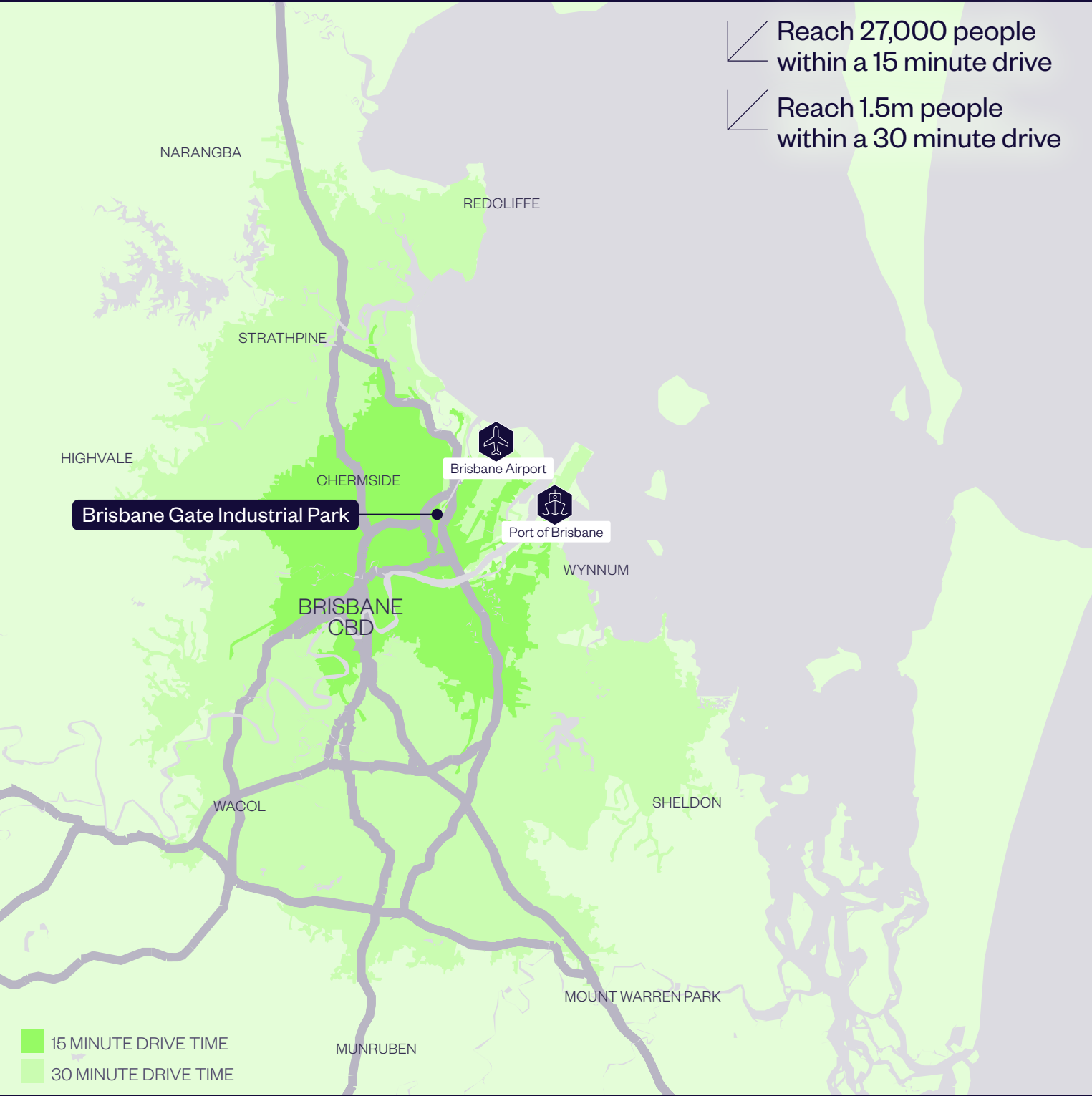
548,412
TOTAL HOUSEHOLDS



\$82.2bn
TOTAL PURCHASING POWER

WITHIN
15–30 MINUTE
DRIVE TIMES

Source: Esri and Michael Bauer Research



WORKS COMPLETE

Unit 4B upgrade



CONTACT



ENQUIRE NOW

John Gray
Head of Property Services, Queensland
T. 07 3040 3308
M.0438 098 597
john.gray@goodman.com

Jody Stone
Senior Property Manager
T. 07 3040 3308
M.0419 724 026
jody.stone@goodman.com

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

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