

GOOD IS AIR, LAND AND SEA ACCESS

GREAT IS WHAT YOU DO FROM HERE

BRISBANE GATE INDUSTRIAL PARK

Unit 6, 370 Nudgee Road, Hendra, QLD

MAKING
SPACE
FOR
GREATNESS



OVERVIEW

The estate offers premium warehouse and office spaces suitable for a variety of businesses in Brisbane's Trade Coast.

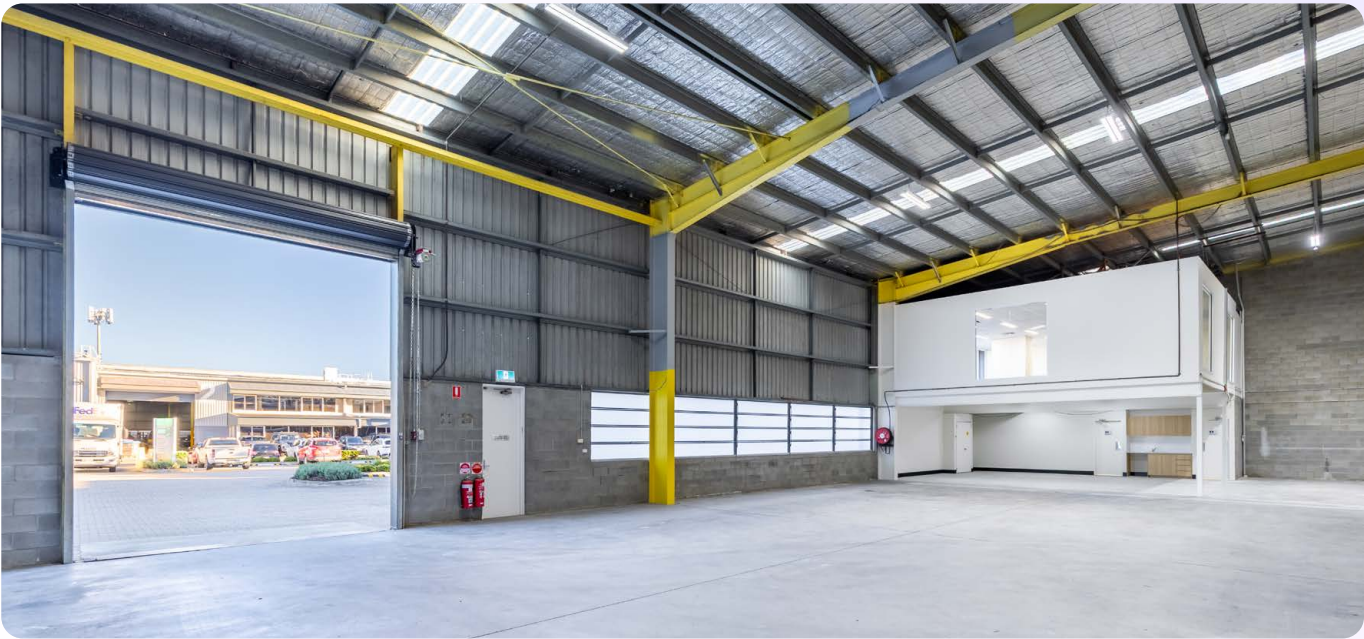
AREA SCHEDULE	SQM
Warehouse	1,708
Office	157
Total building area	1,865

Property features

- + Prominent Nudgee Road presence
- + Internal ridge height of 8.3m
- + Access via on-grade roller shutters
- + Positioned in the sought-after North Tradecoast precinct
- + Good access to the Gateway Motorway
- + Location within 3km of Ascot, Hamilton and Clayfield
- + Close proximity to Brisbane airport
- + On-site café.

Sustainability features

- + 40kW solar
- + LED lights throughout.

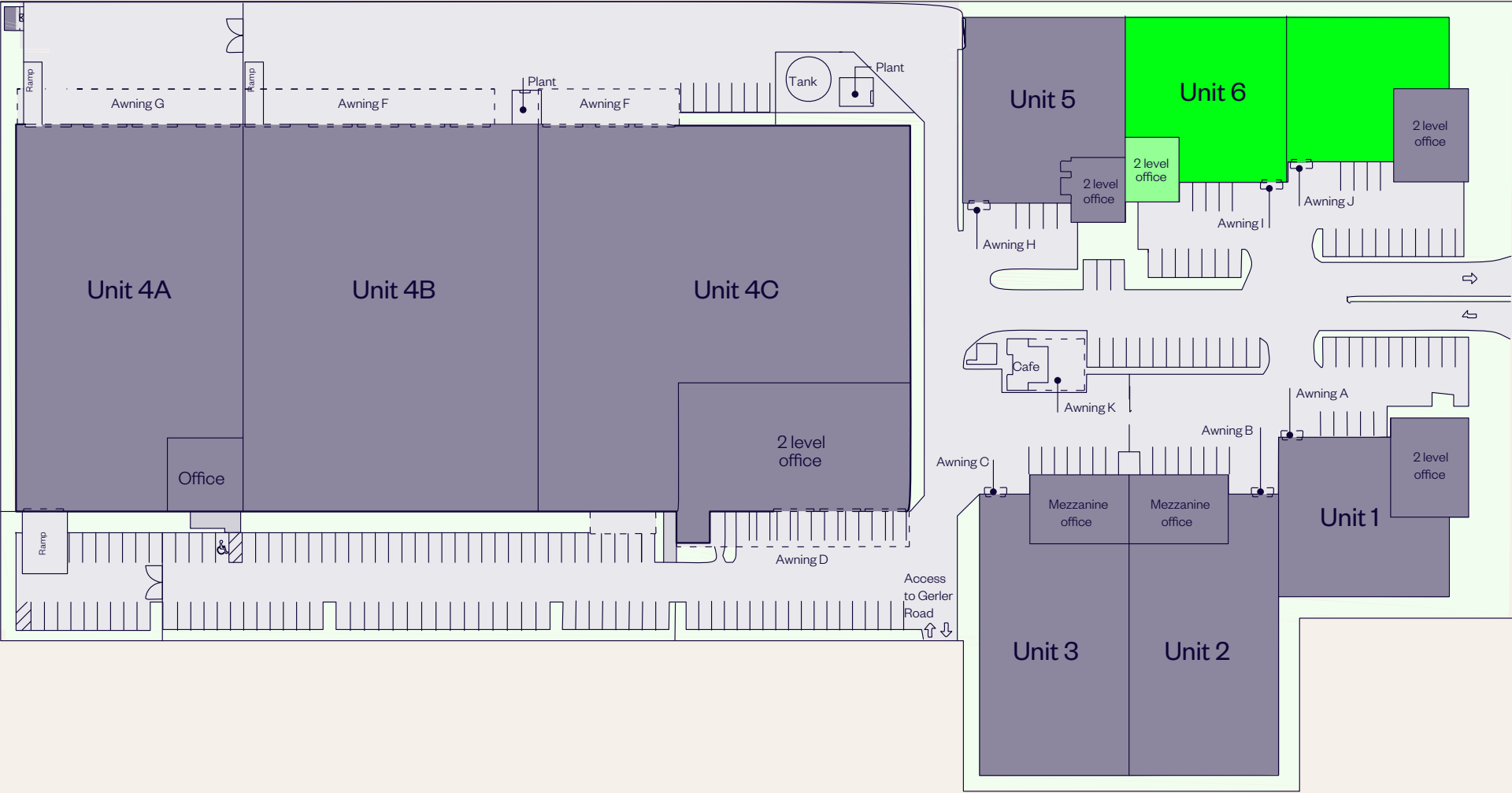


VIEW FROM ABOVE



SITE PLAN

Brisbane Gate Industrial Park



NUDGE ROAD

FOR LEASE

UNIT 6 PLAN

Brisbane Gate Industrial Park

AREA SCHEDULE	SQM
Ground floor	
Warehouse A	1,001
Warehouse B	707
Office and amenities	64
First floor	
Office	93
Total building area	1,865



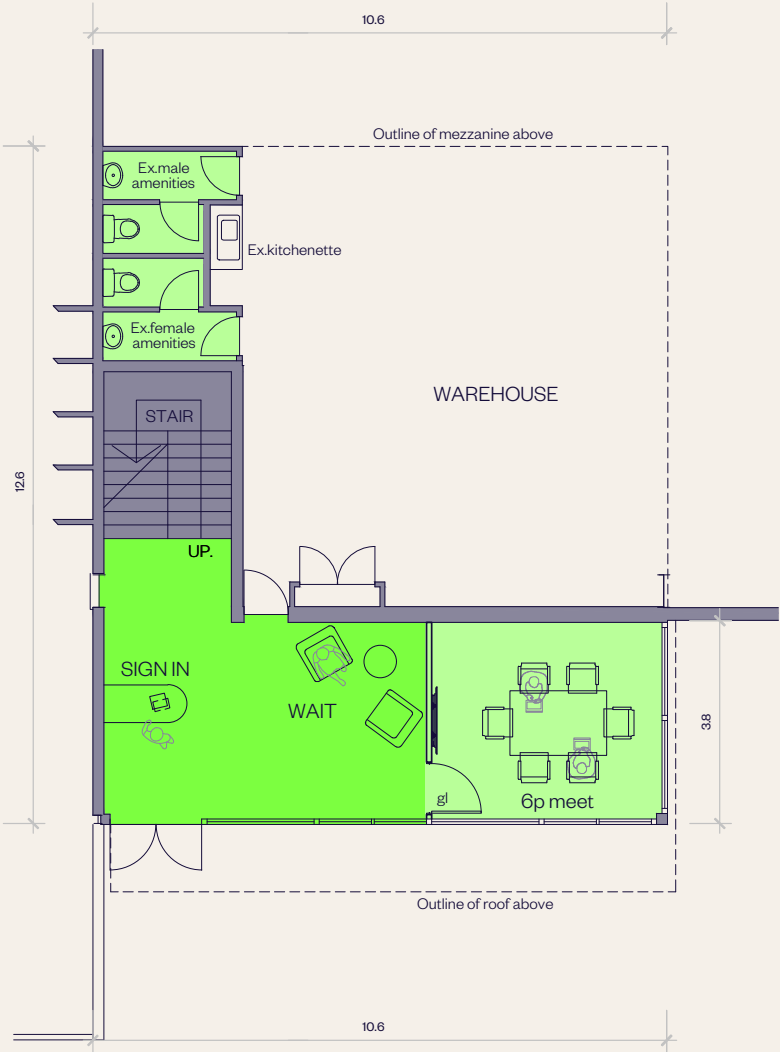
■ FOR LEASE

INDICATIVE LOW DENSITY FITOUT PLAN

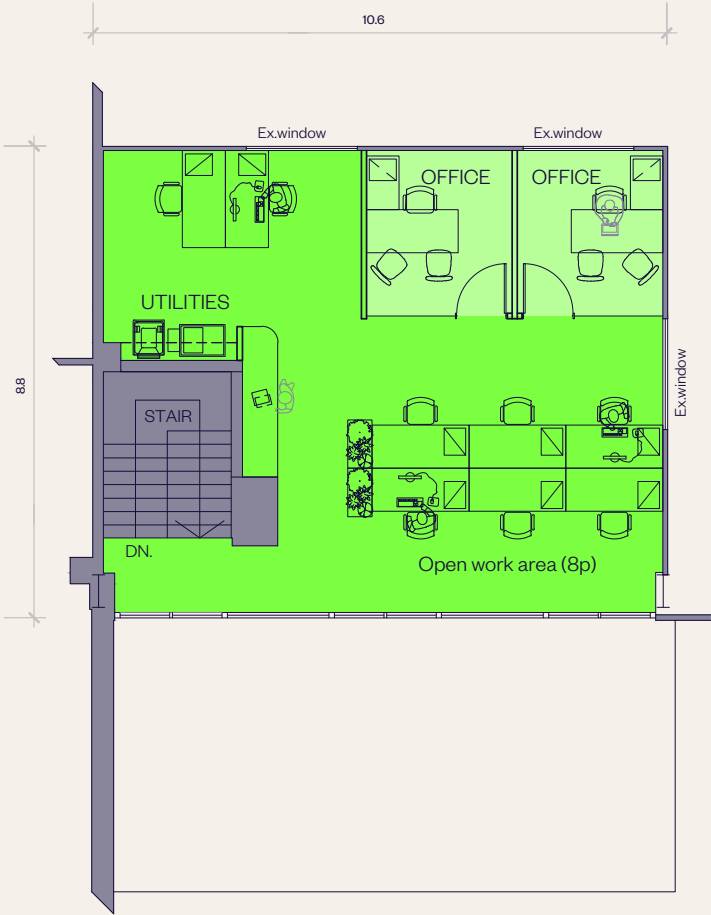
Ground floor and mezzanine
Brisbane Gate Industrial Park

AREA SCHEDULE	SQM
Office and amenities	157
Total area	157

WORKSTATIONS	QTY
Ground floor	0
Mezzanine	8
Total workstations	8



Ground floor



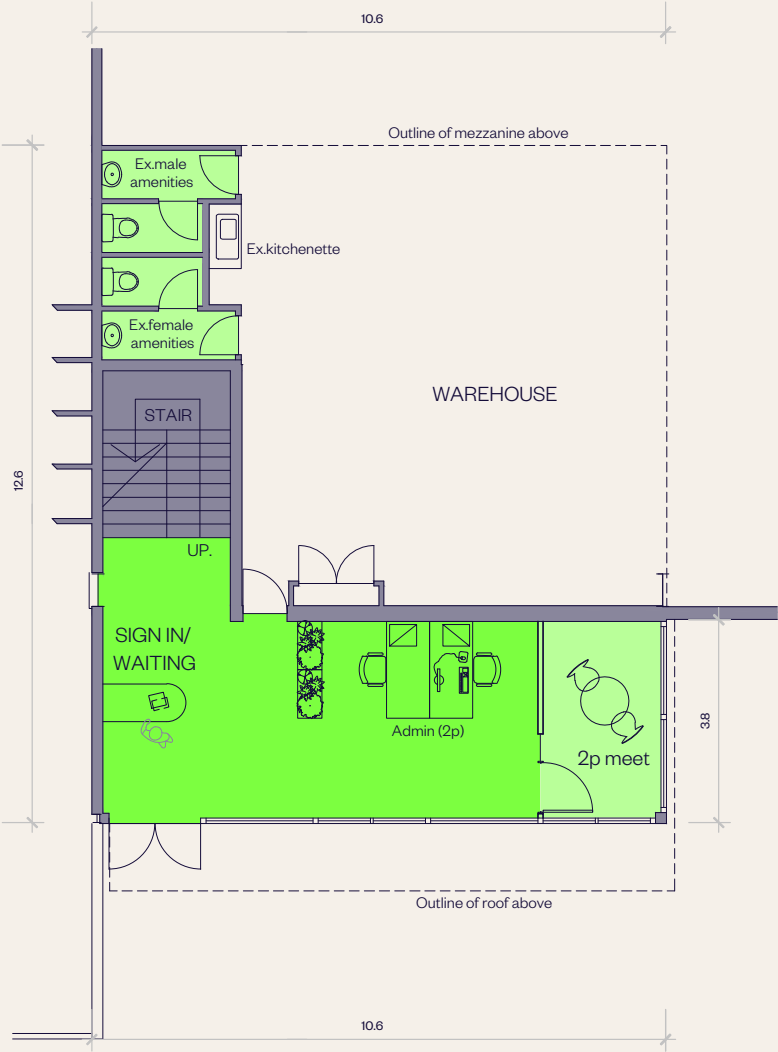
Mezzanine

INDICATIVE HIGH DENSITY FITOUT PLAN

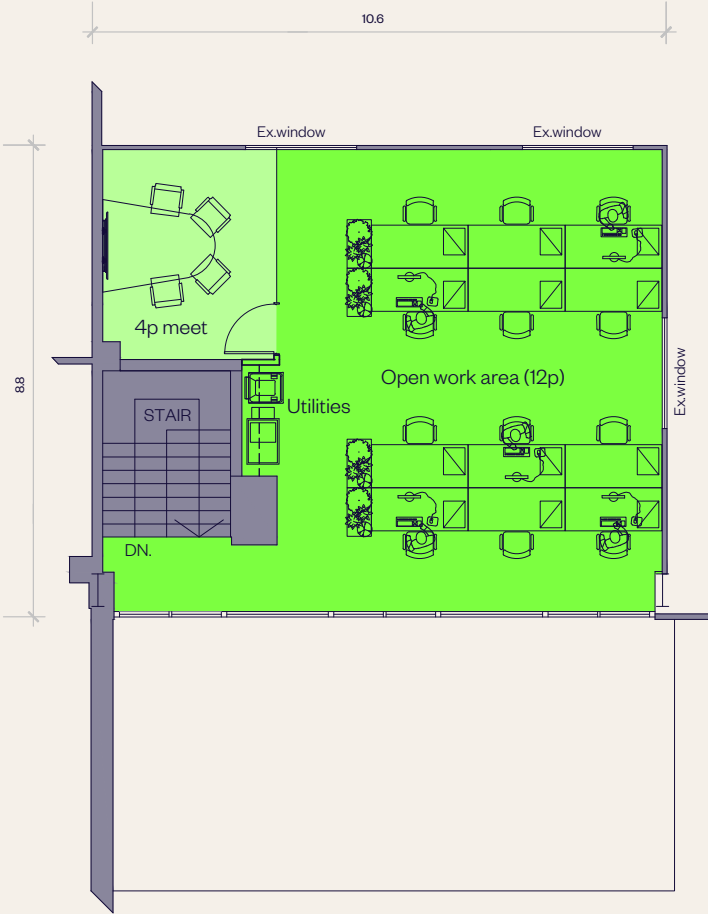
Ground floor and mezzanine
Brisbane Gate Industrial Park

AREA SCHEDULE	SQM
Office and amenities	157
Total area	157

WORKSTATIONS	QTY
Ground floor	2
Mezzanine	12
Total workstations	14



Ground floor



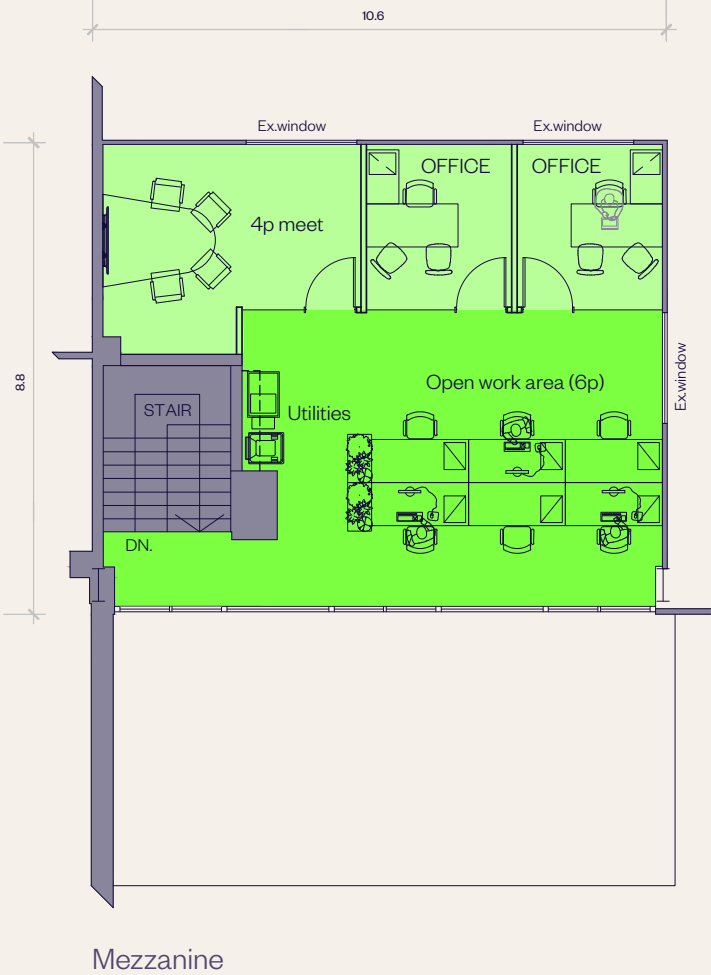
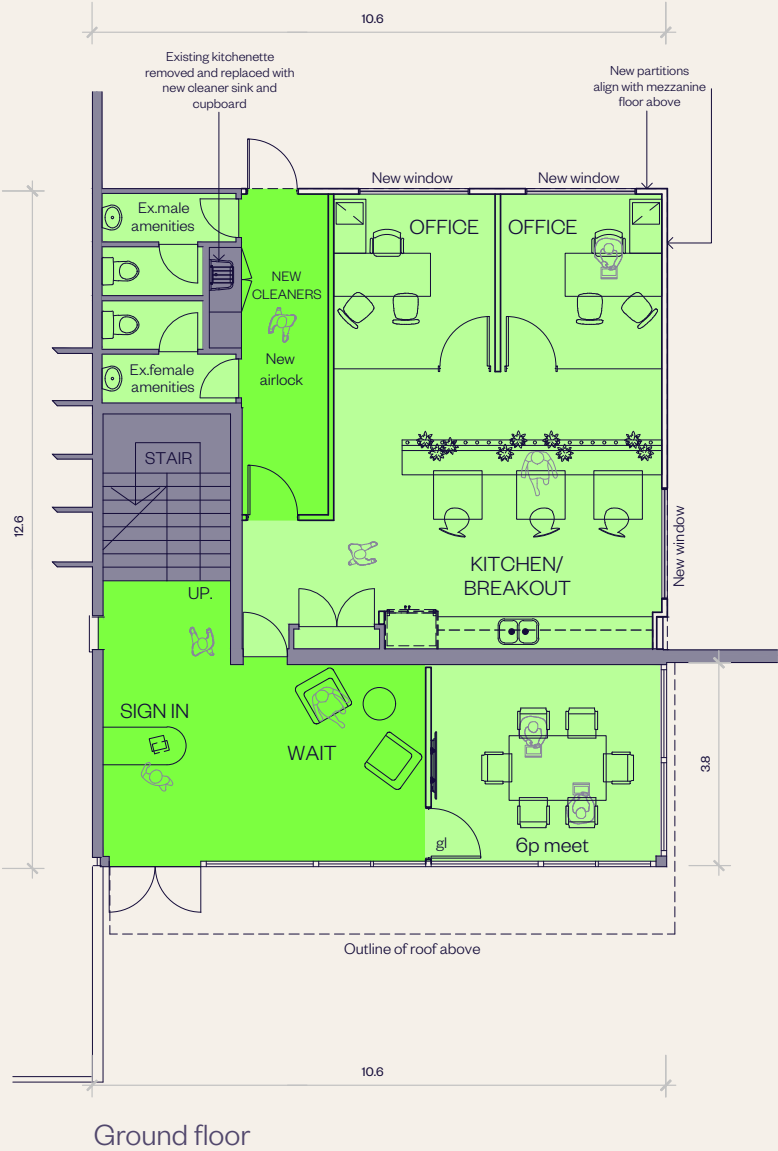
Mezzanine

INDICATIVE LOW DENSITY FITOUT PLAN

Extended office and mezzanine
Brisbane Gate Industrial Park

AREA SCHEDULE	SQM
Office and amenities	225
Total area	225

WORKSTATIONS	QTY
Ground floor	0
Mezzanine	6
Total workstations	6

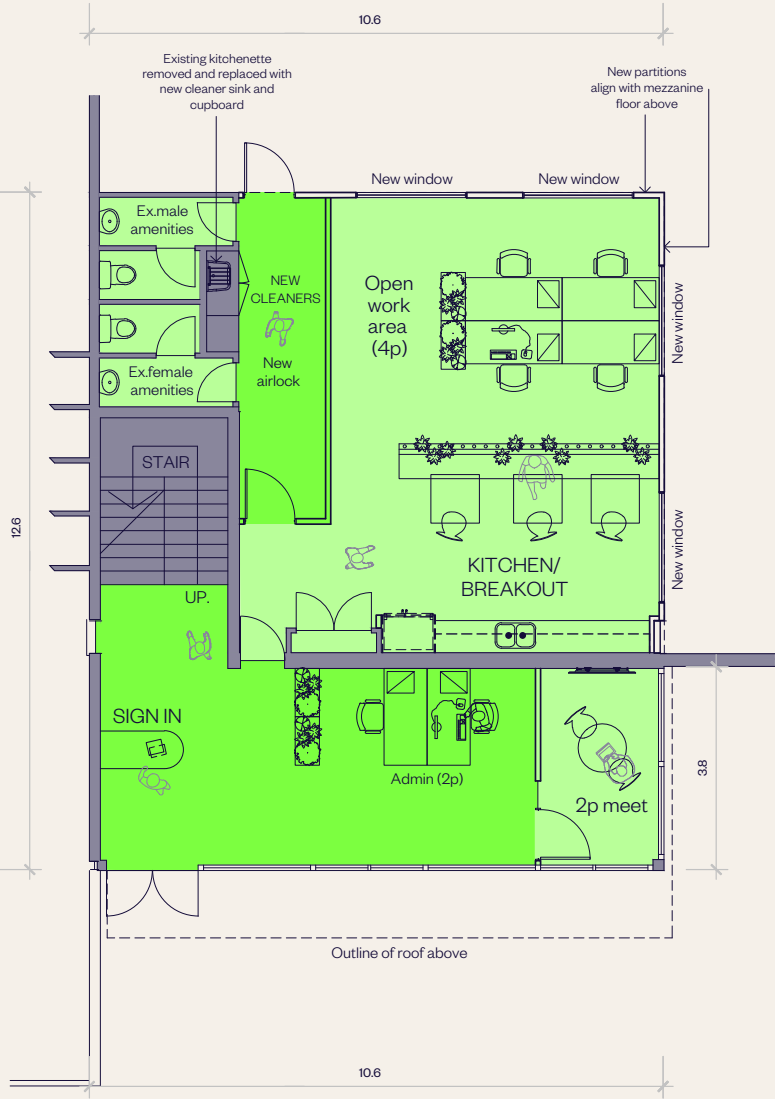


INDICATIVE HIGH DENSITY FITOUT PLAN

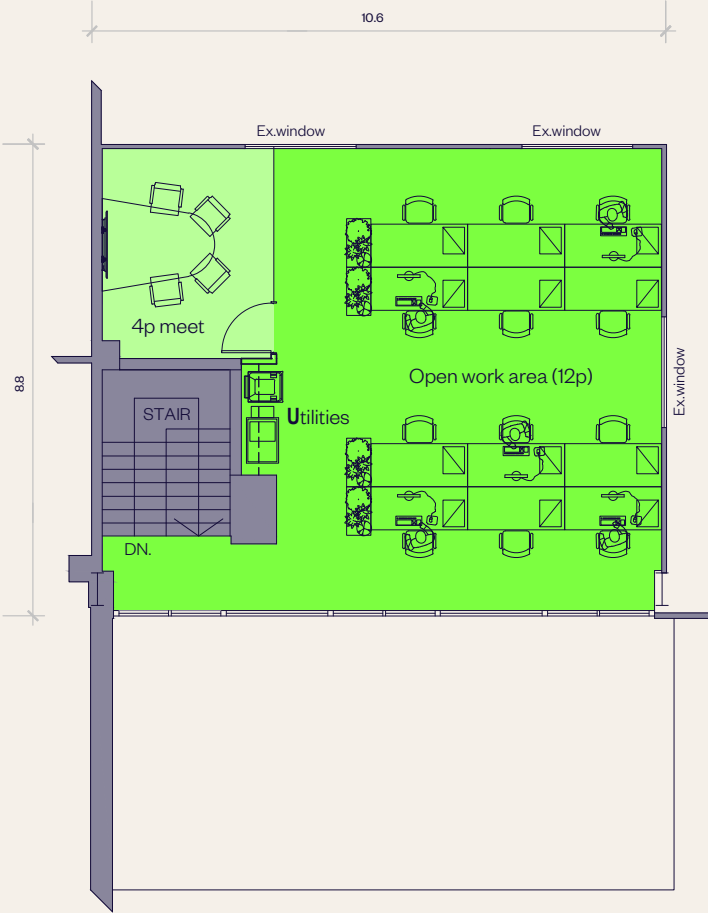
Extended office and mezzanine
Brisbane Gate Industrial Park

AREA SCHEDULE	SQM
Office and amenities	225
Total area	225

WORKSTATIONS	QTY
Ground floor	6
Mezzanine	12
Total workstations	18



Ground floor



Mezzanine

LOCATION



1KM

to Gateway
Motorway

2.9KM

to Racecourse
Road

9KM

to Brisbane
CBD

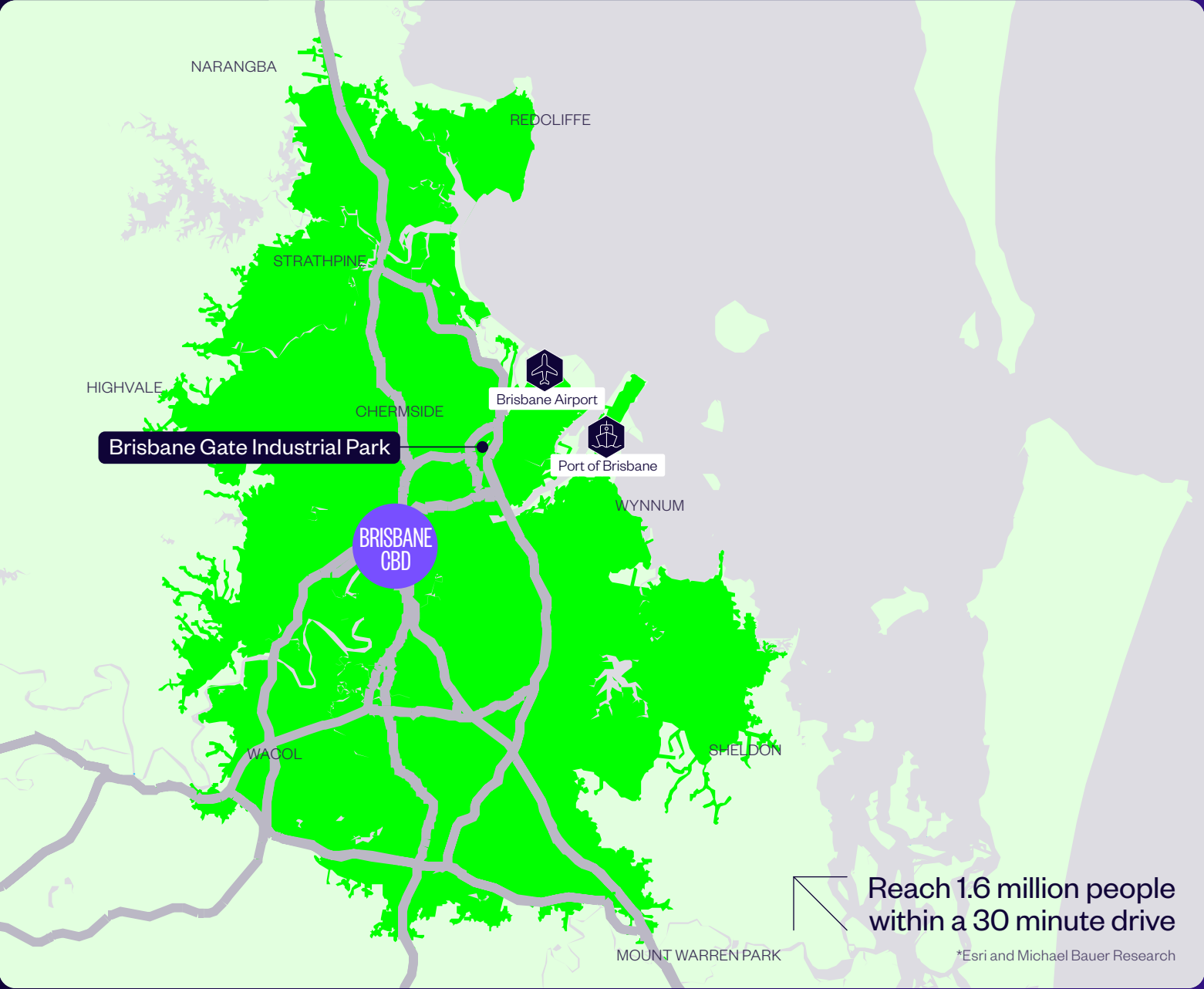
19.6KM

to Port of
Brisbane

Offering strong connectivity
across Brisbane and beyond,
the estate is exceptionally placed
for efficient last-mile delivery.

SPEED TO MARKET

WITHIN 30 MINUTE
DRIVE-TIME



KEY AREA STATISTICS

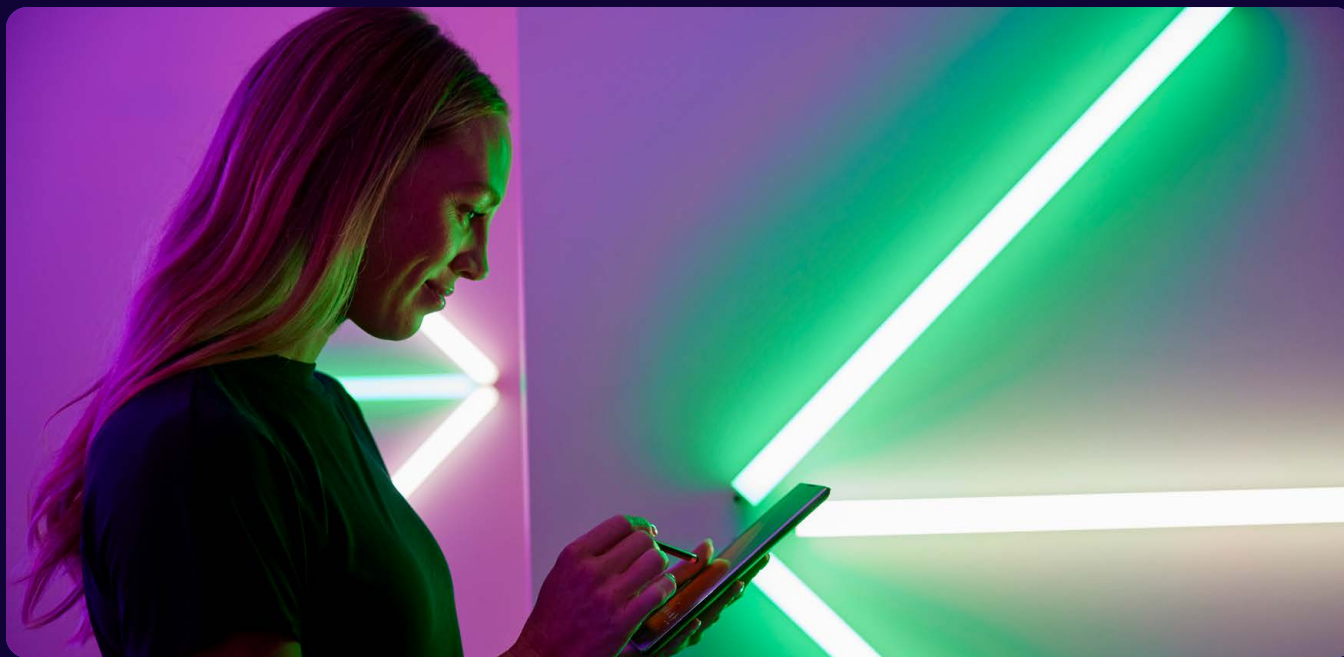
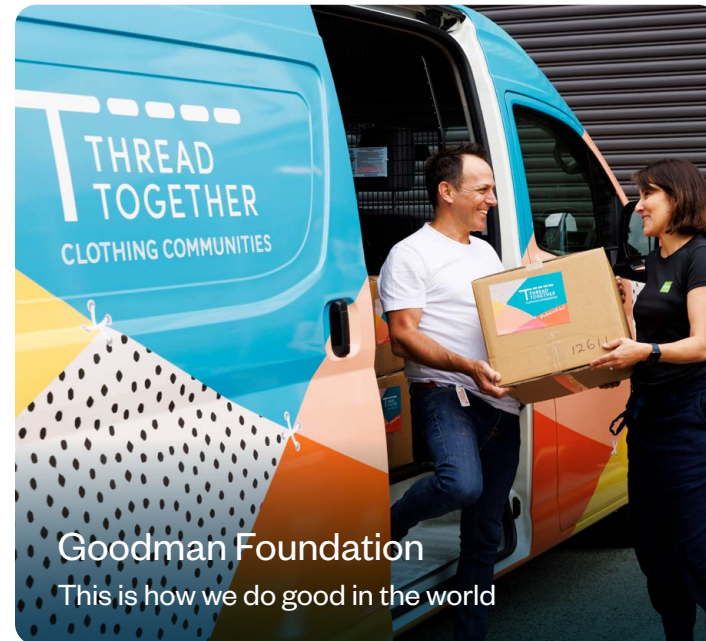
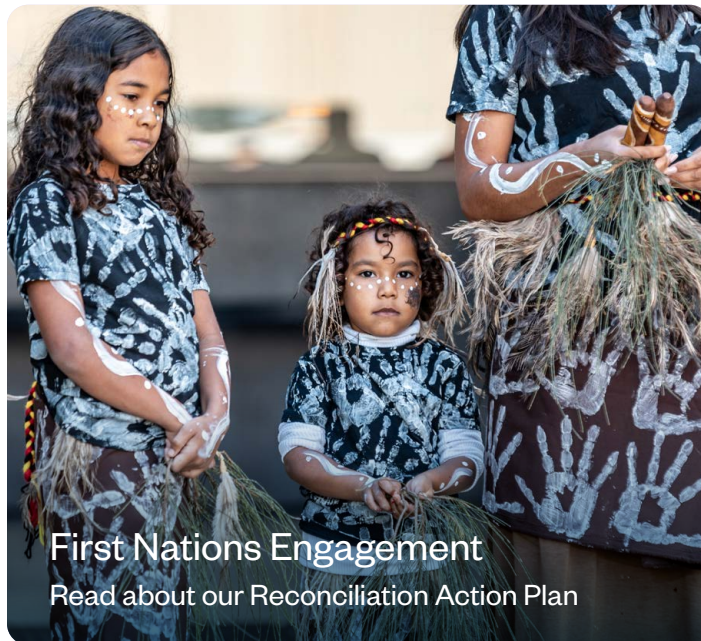
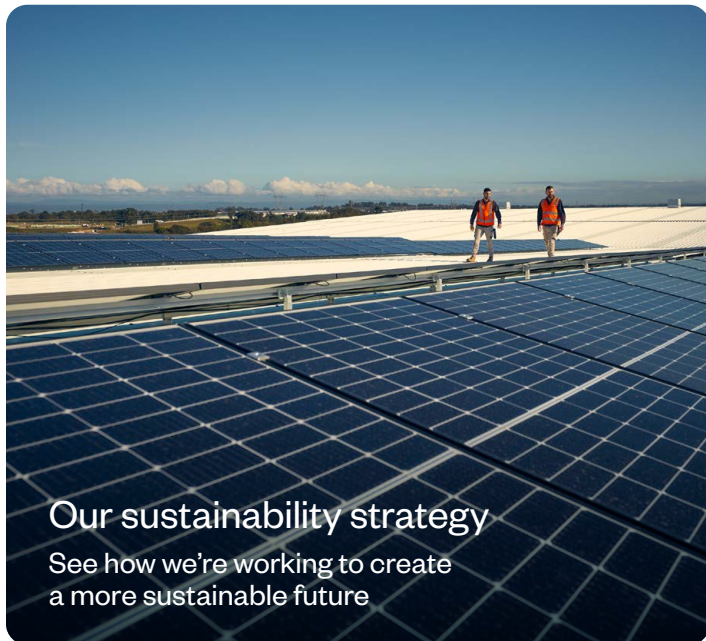
-  **1.6M**
Total population
-  **598,712M**
Total households
-  **\$97.4BN**
Total purchasing power

TOTAL SPEND ON

-  **\$2.9BN**
Clothing
-  **\$9.4BN**
Food + beverage
-  **\$2.3BN**
Personal care

*Esri and Michael Bauer Research

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.

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