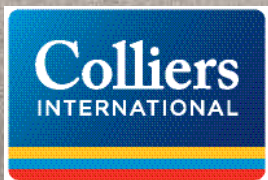


Information Memorandum
For Lease

BRISBANE'S NEWEST PREMIUM DISTRIBUTION FACILITY

1 - 7 Wayne Goss Drive Berrinba

"PRIME WAREHOUSE FACILITY
CLOSE TO BRISBANE'S MOTORWAY
NETWORK"



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Opportunity

Colliers International and CBRE are pleased to offer 1-7 Wayne Goss Drive, Berrinba, to the market for lease.

This brand new 17,880sqm facility features the very best in warehouse accommodation.

Strategically located less than two kilometres south of The Logan Motorway, the site offers excellent transport connectivity.

Colliers International and CBRE welcome your interest. Should you require any additional information or wish to arrange an inspection, please contact:

Matthew Frazer-Ryan
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Jack Pershouse
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0439 673 131
jack.pershouse@cbre.com.au



Property features

This brand new facility currently under construction offers users premium warehouse features including:

+ 17,300 sqm high clearance warehouse (minimum 10.7 metres)

+ 7 on-grade roller shutter doors and 4 recessed docks with 10 metre wide awning

+ 40 metre wide container rated hardstand

+ 6 tonne point loads and forklift battery change area

+ Modern 530 sqm office with separate car parking and outdoor staff area

+ 50 sqm dispatch area





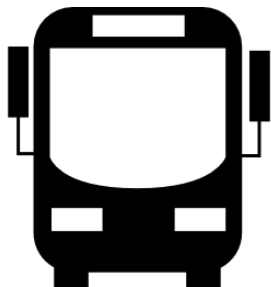


Location

In the heart of the action

The site has direct access to Browns Plains Road, providing B-Double access to the Logan Motorway and Gateway Motorway. The Logan Motorway is the major transport link in southern Brisbane, linking the M1 Motorway to the east and the Ipswich/Centenary Motorway to the west. Access to Brisbane's port and airport is also provided via the Gateway Motorway.

Well connected



3.9KM
to Logan Motorway



5.1KM
to Gateway Motorway



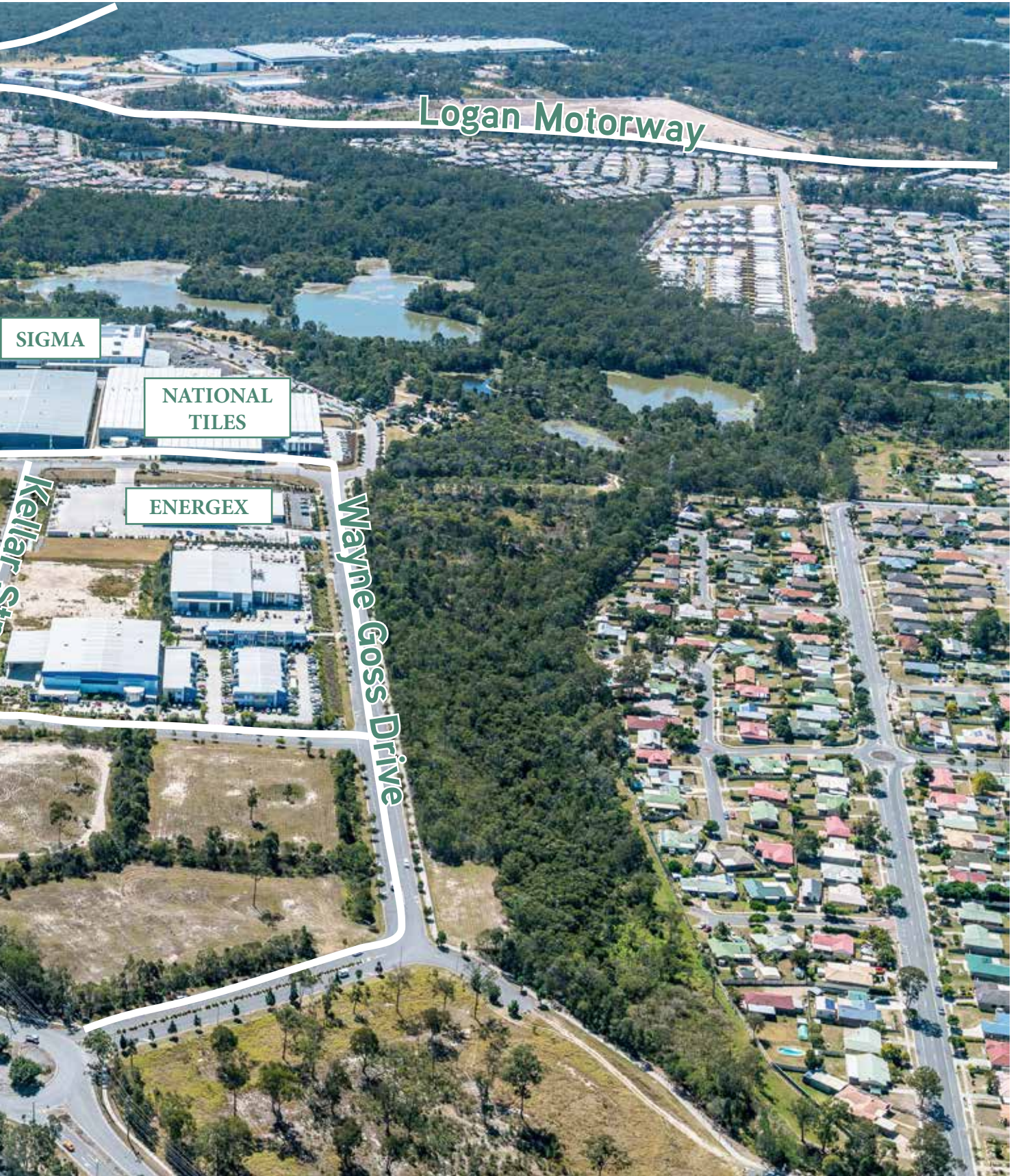
4.5KM
to Grand Plaza
Shopping Centre



30KM
to Brisbane CBD

View from above





Logan Motorway

SIGMA

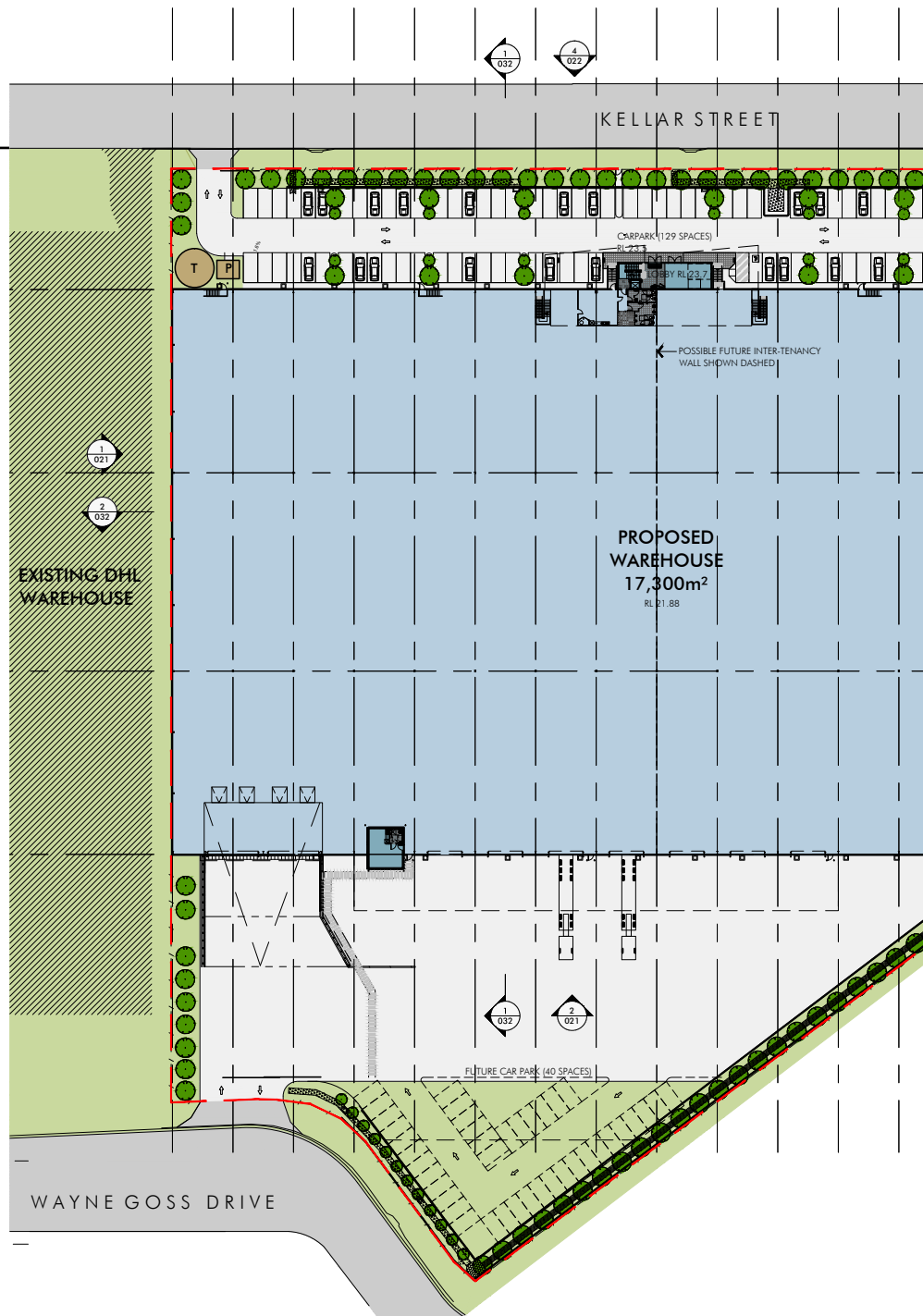
NATIONAL
TILES

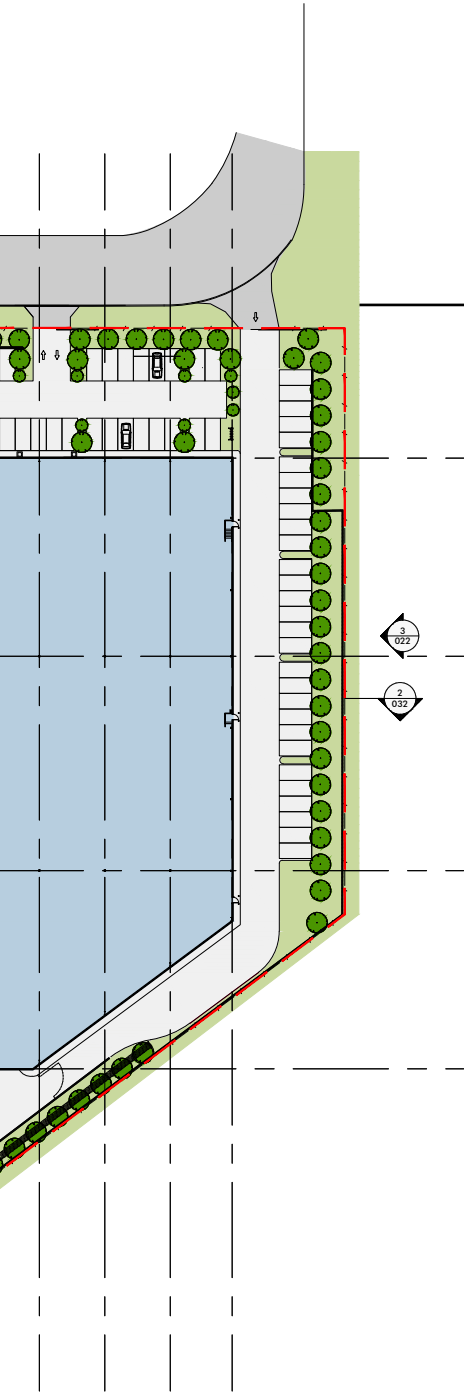
ENERGEX

Wayne Goss Drive

Kellar St

Site plan





SITE AREA	30,190 sqm
Warehouse	17,300 sqm
Office (over 2 levels)	530 sqm
Dock Office	50 sqm
<hr/>	
Total:	17,880 sqm
<hr/>	
<u>CAR PARK SCHEDULE</u>	
CAR PARK SPACES: 129	
FUTURE CARS SPACES: 40	
<hr/>	
TOTAL CAR PARK SPACES: 169	

Artist's impression



Contact

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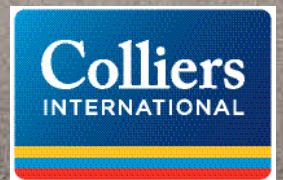
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