



Logistics space for:
driving distribution



REDBANK MOTORWAY ESTATE
54 MONASH ROAD, REDBANK, QLD



Space for global players

THE UNIQUE DEVELOPMENT OPPORTUNITY AT 54 MONASH PRESENTS UP TO 6,960–24,430 SQM OF PREMIUM WAREHOUSE AND OFFICE SPACE AT QUEENSLAND'S LEADING-EDGE INDUSTRIAL ESTATE.

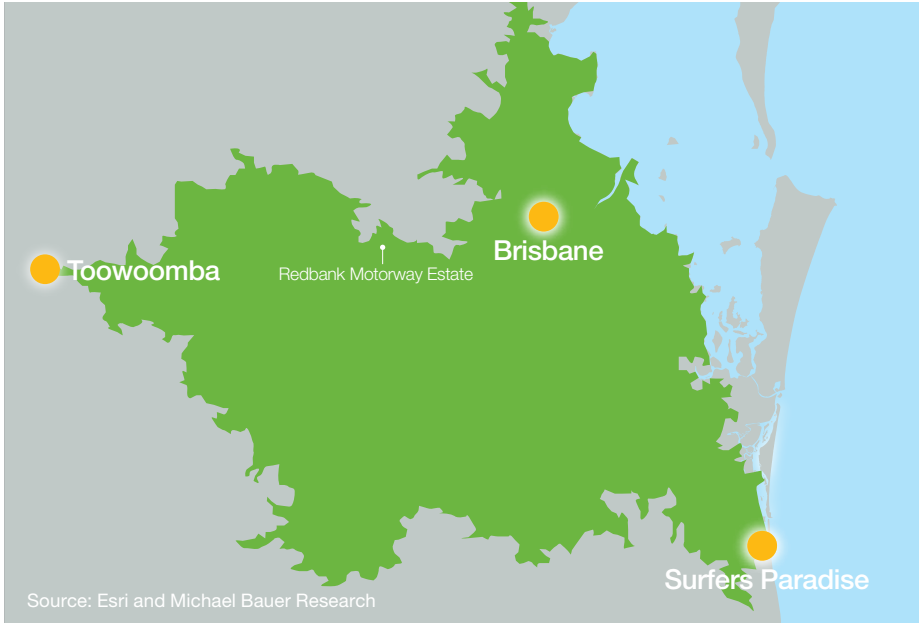
Home to some of Australia's elite corporations including Australia Post, TNT-Fedex, DB Schenker, Zenexus and Northline, Redbank Motorway Estate is strategically situated adjacent to the Ipswich motorway with direct connections to Brisbane's key motorway networks.

Pre-lease opportunities are now available for development approved, brand new architecturally designed warehouse and office spaces from 6,960–24,430 sqm.



A REMARKABLE OPPORTUNITY IN AN UNPARALLELED LOCATION

KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME



2.7^m

TOTAL POPULATION



1.1^m

TOTAL HOUSEHOLDS



2.51 people

AVERAGE HOUSEHOLD SIZE



\$45,218

PURCHASING POWER (PER CAPITA)



\$120.9^{bn}

TOTAL PURCHASING POWER

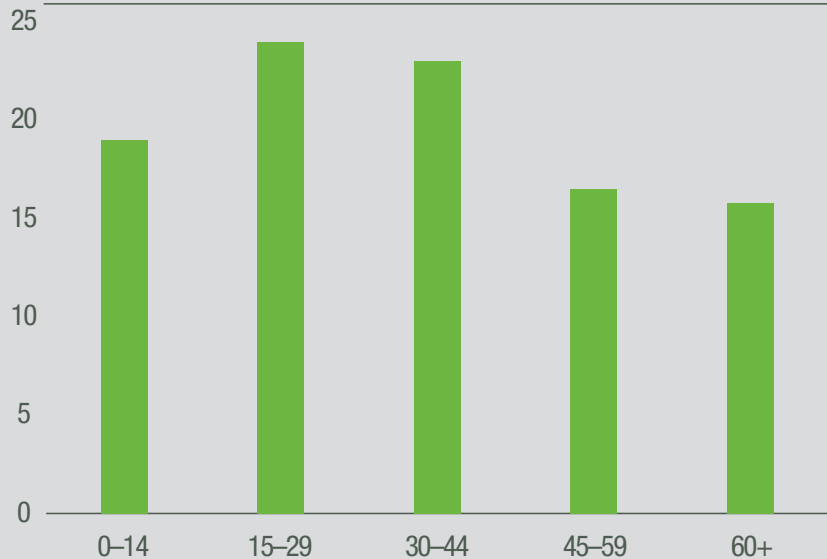


100.5

PURCHASING POWER INDEX

POPULATION BY AGE (%)

%



TOTAL SPEND ON:



\$620.1^m

FOOTWEAR



\$3.0^{bn}

CLOTHING



\$10.3^{bn}

FOOD + BEVERAGE



\$1.8^{bn}

ELECTRONICS + IT



\$2.2^{bn}

MEDICAL PRODUCTS



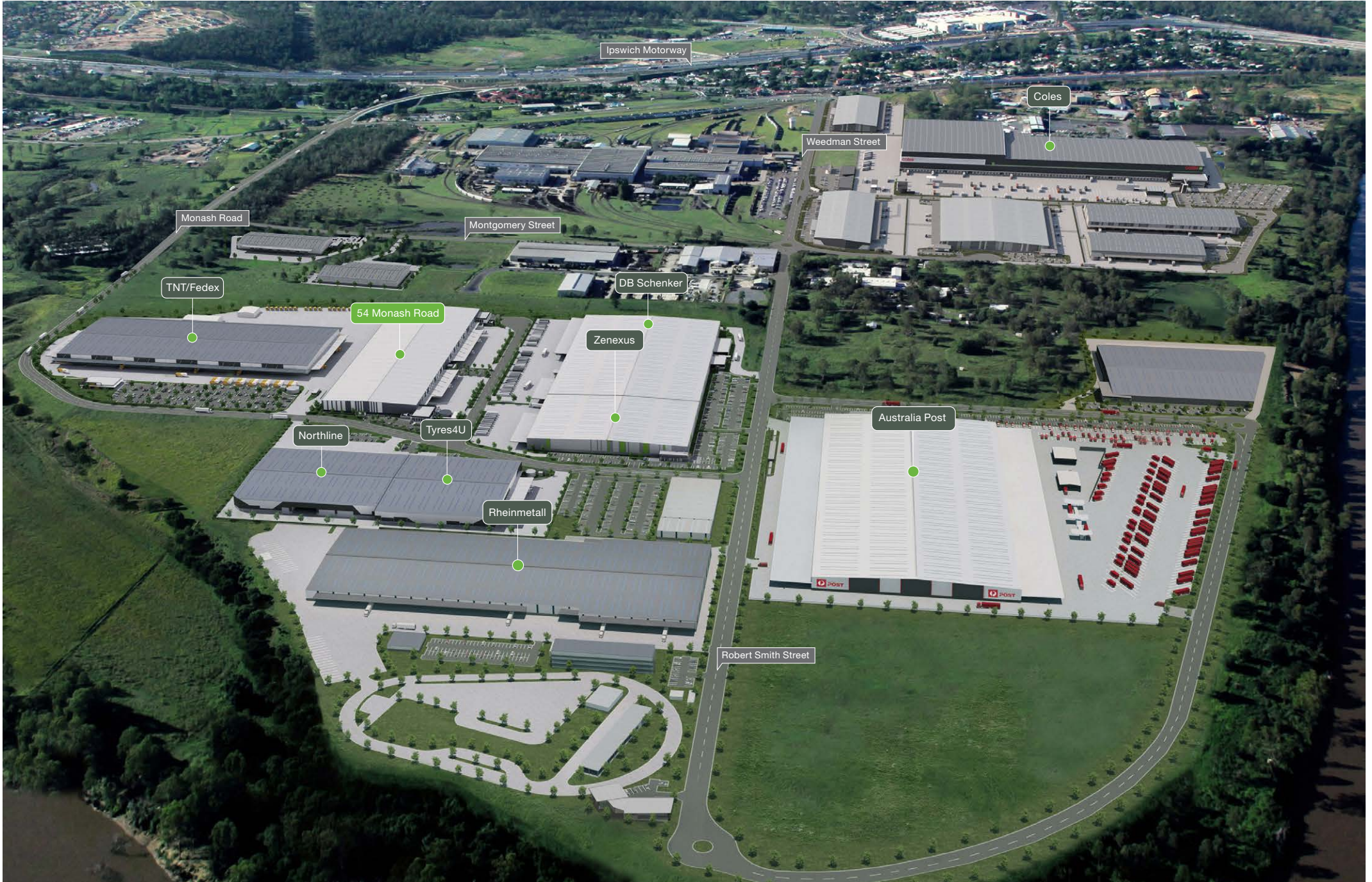
\$2.5^{bn}

PERSONAL CARE

CITY VIEW FROM ABOVE – REDBANK MOTORWAY ESTATE



AERIAL VIEW – REDBANK MOTORWAY ESTATE STAGE 3 POST DEVELOPMENT



AERIAL – NORTH VIEW LOOKING SOUTH



Flexible Space

This brand new development offers flexible tenancy options with spaces available from 6,960–24,430 sqm.

- + Development approved and ready to build
- + High clearance warehouse spaces
- + Multiple on-grade roller shutters with 15 metre cantilevered awning
- + Multiple recessed docks
- + Large 40 metre wide hardstand with dual driveways
- + A-double and B-double access approved
- + Telstra, NBN and Optus fibre available at the estate
- + Approval for 24 hours, 7 days a week transport, distribution and warehousing operations



**NORTHLINE, ZENEXUS
AND TYRES4U ALL
OPERATE THEIR
NEW QUEENSLAND
DISTRIBUTION
FACILITIES FROM
REDBANK MOTORWAY
ESTATE.**



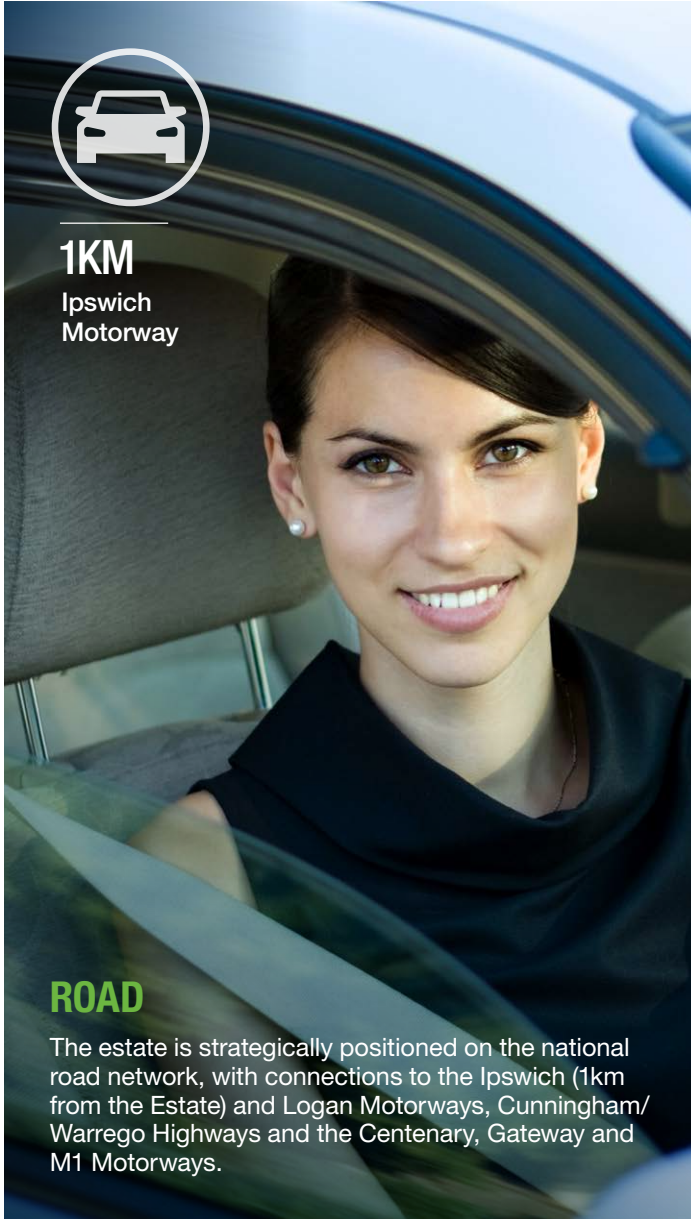


Artist's impression – Monash Road street view



Artist's impression – Hardstand view







1KM
Ipswich
Motorway

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.



**TRAIN
STATION**

Adjacent to the estate



**BUS
STOP**

Adjacent to the estate

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.

For more public transport information visit [Translink](https://www.translink.com.au).

REDBANK MOTORWAY ESTATE IS IDEALLY LOCATED IN THE THRIVING SOUTH EAST LOCATION OF IPSWICH, BENEFITING FROM EXCELLENT ROAD, RAIL AND PUBLIC TRANSPORT CONNECTIVITY.



FITNESS

- + **Just Sports n' Fitness** – 1 Chalk Street, Redbank
- + **Anytime Fitness** – Intersection of Jones & Redbank Plains Road, Redbank Plains



SHOPPING

- + **Redbank Plaza** – (Kmart, Big W, Optus, 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

FOOD+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



ON-SITE CAFÉ

Cafbar operates Monday to Friday at the estate and provides a great range of food and coffee.



CHILDCARE

Redbank

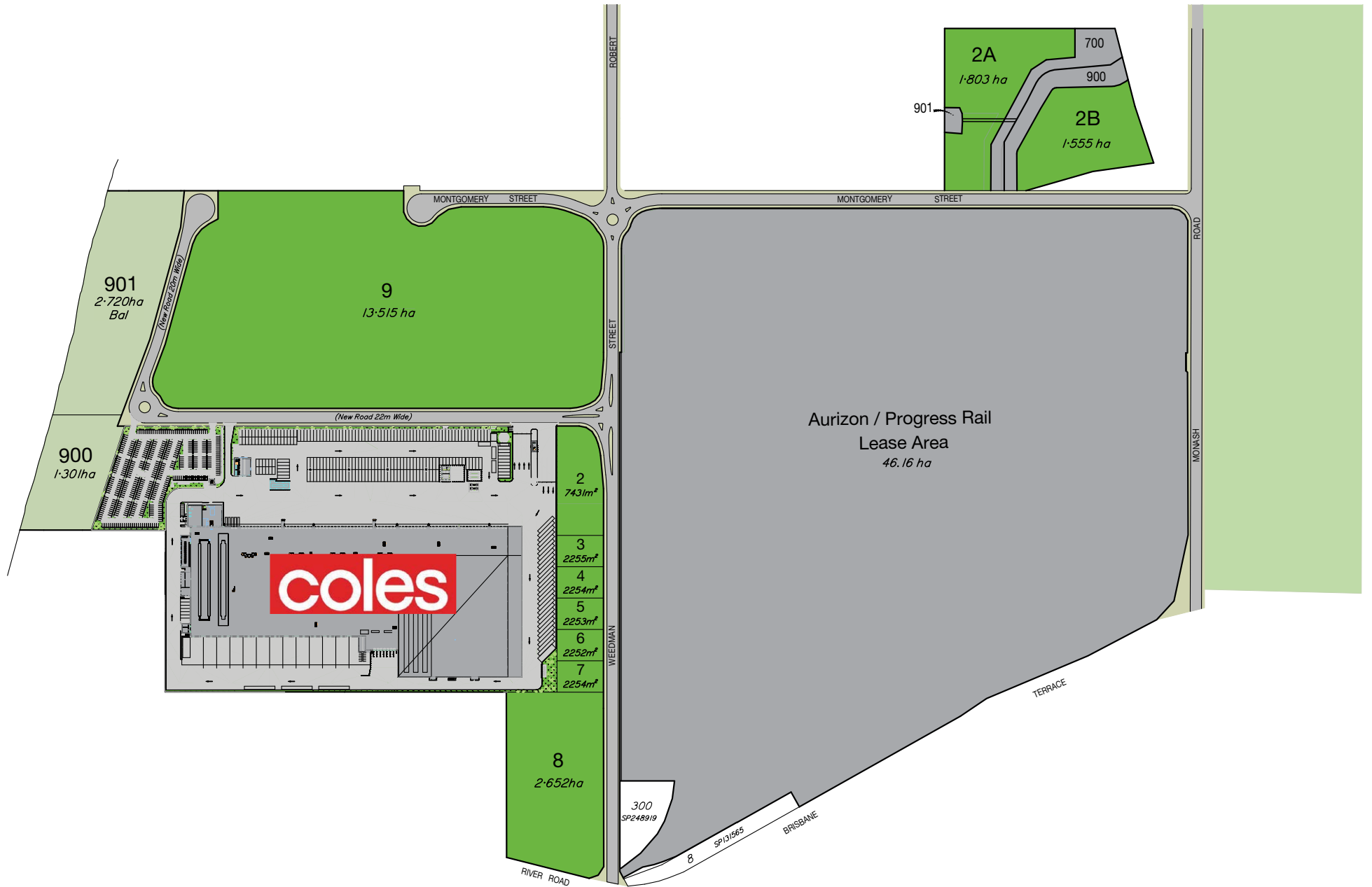
- + **Montessori Pathways** – 47-49 Brisbane Road, Redbank
- + **Rising Stars** – 11 Collingwood Drive, Redbank
- + **Goodstart Early Learning** – 112-114 Eagle Street, Redbank Plains

Springfield

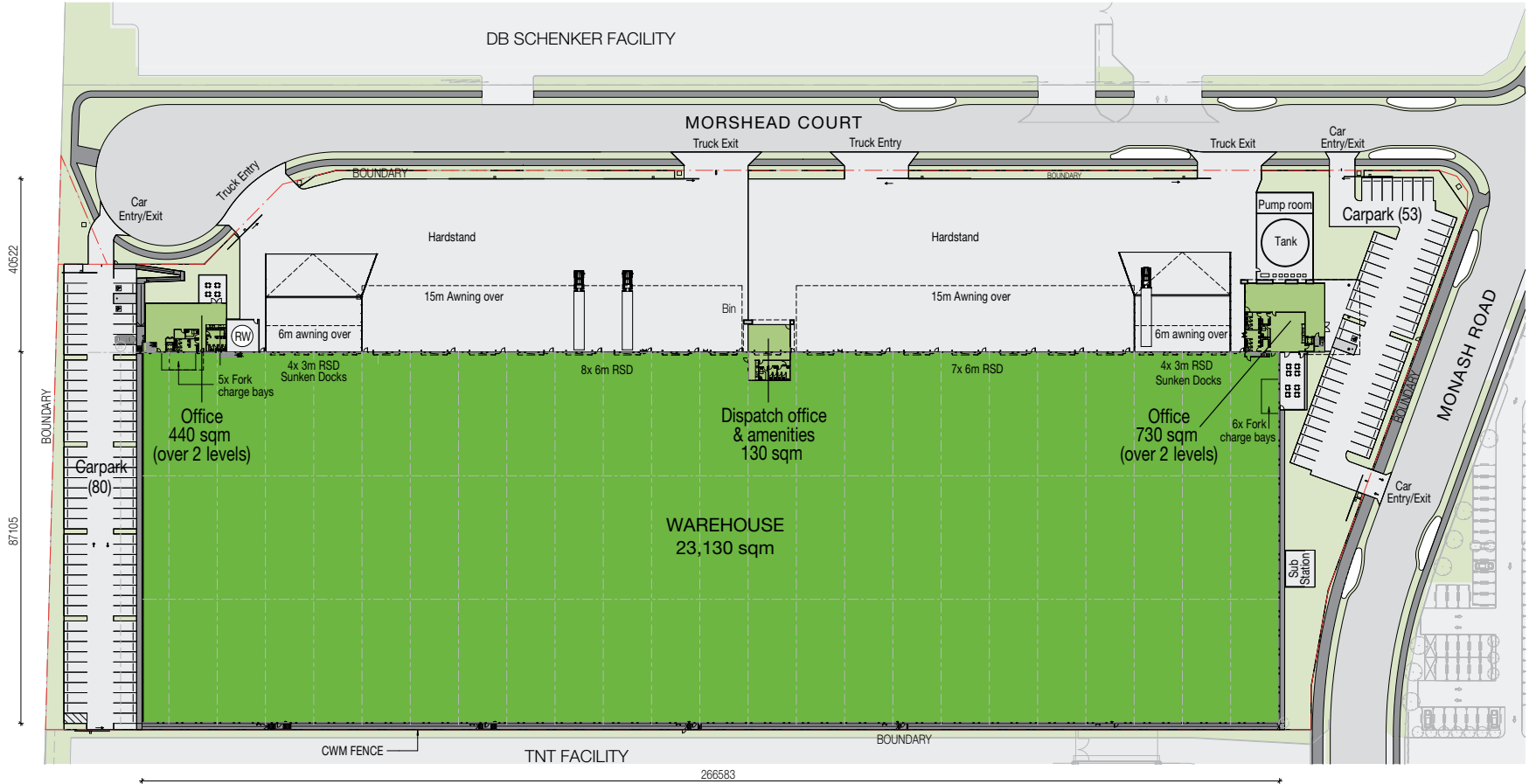
- + **The Lakes Early Learning & Child Care Centre** – 3 Spring Avenue, Springfield Lakes
- + **Kindy Patch** – 37 Sinnathamby Boulevard, Springfield
- + **Guardian Early Learning Centre** – 51 Barry Alexander Drive, Springfield

**BUILDINGS MAY
BE ADAPTED
TO SUIT YOUR
SPECIFIC
REQUIREMENTS**

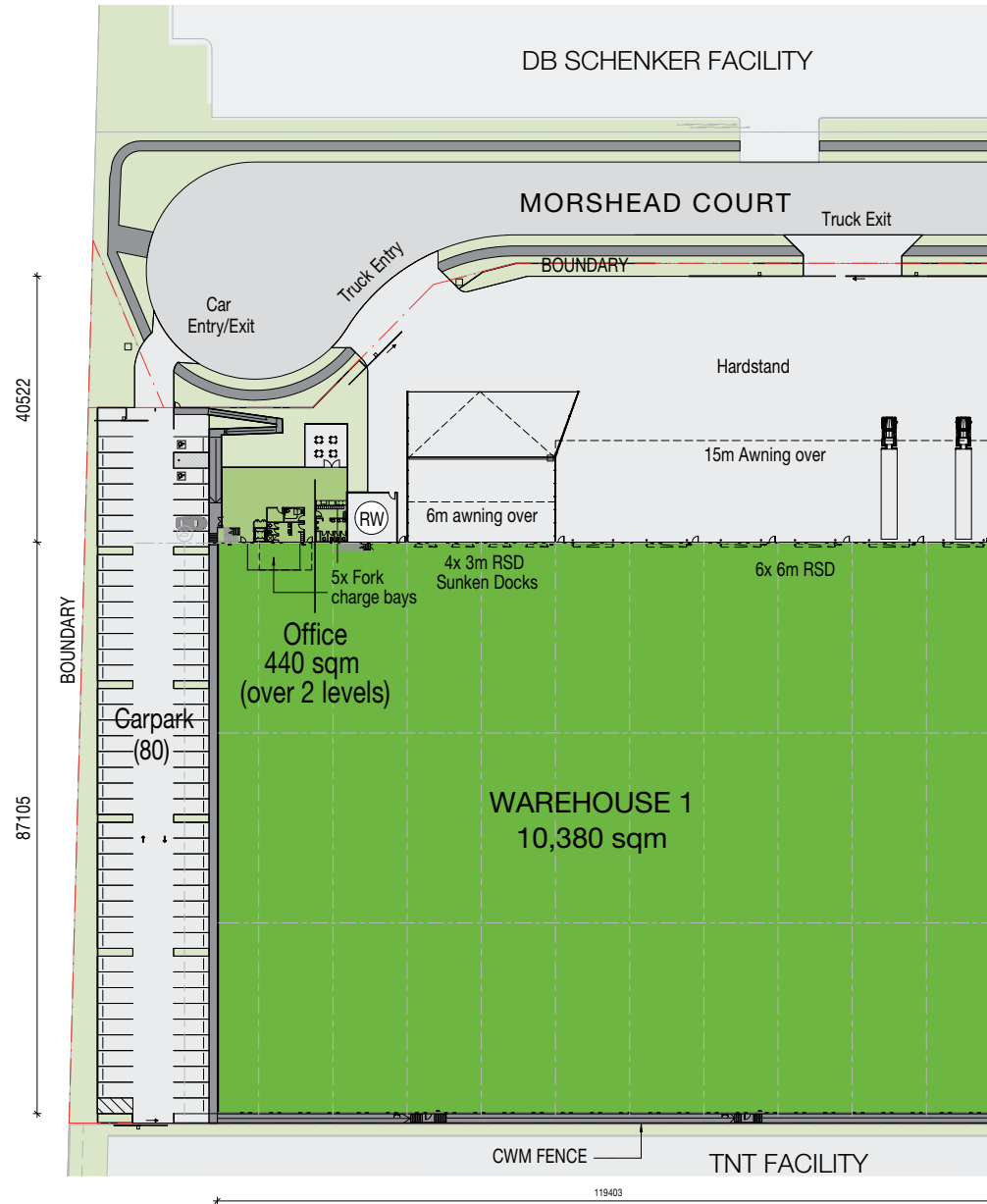




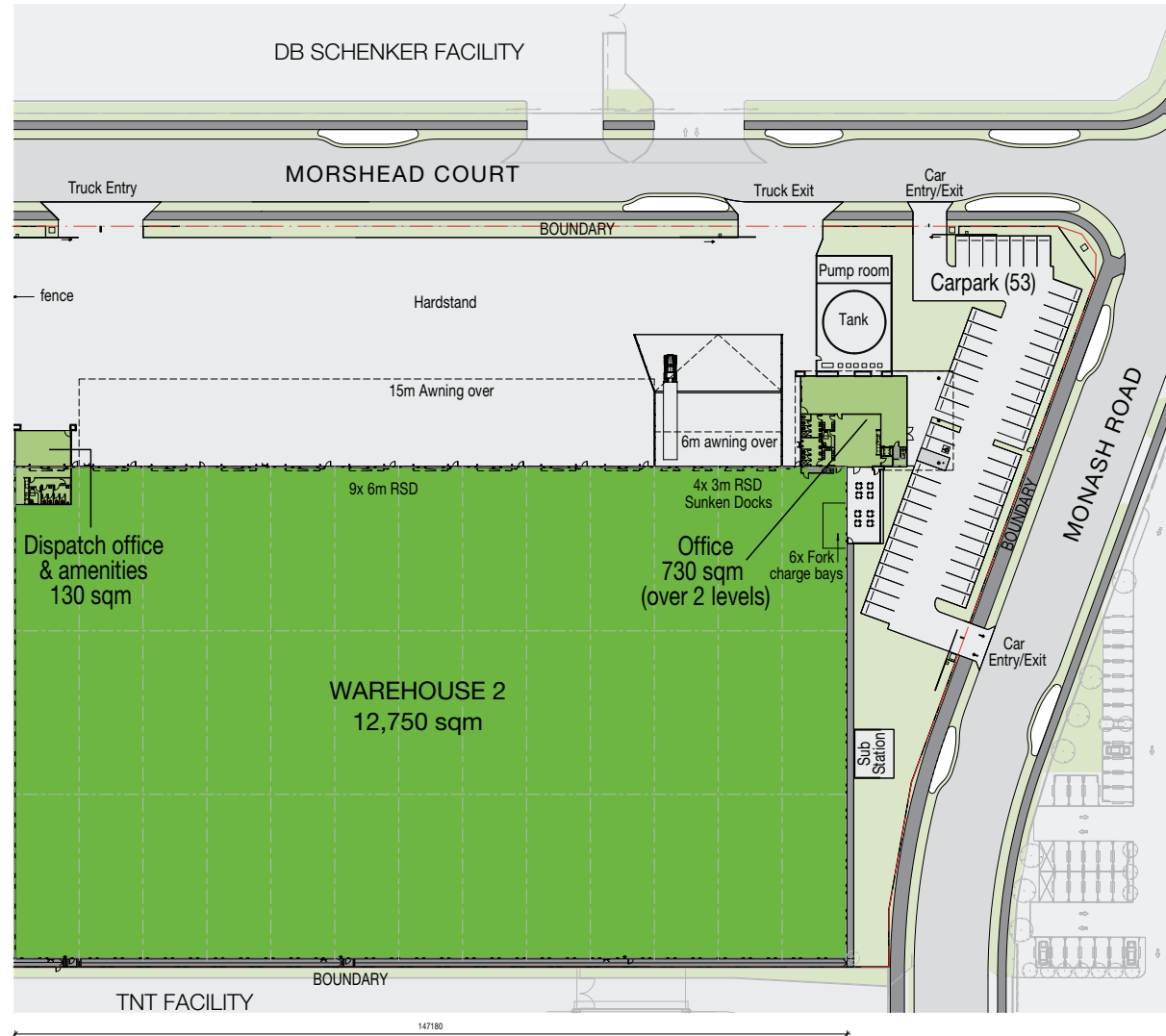
AREA SCHEDULE	SQM
Site area	39,970
Warehouse	23,130
Office 1	730
Office 2	440
Dispatch office	130
Total building area	24,430
Car parking	133



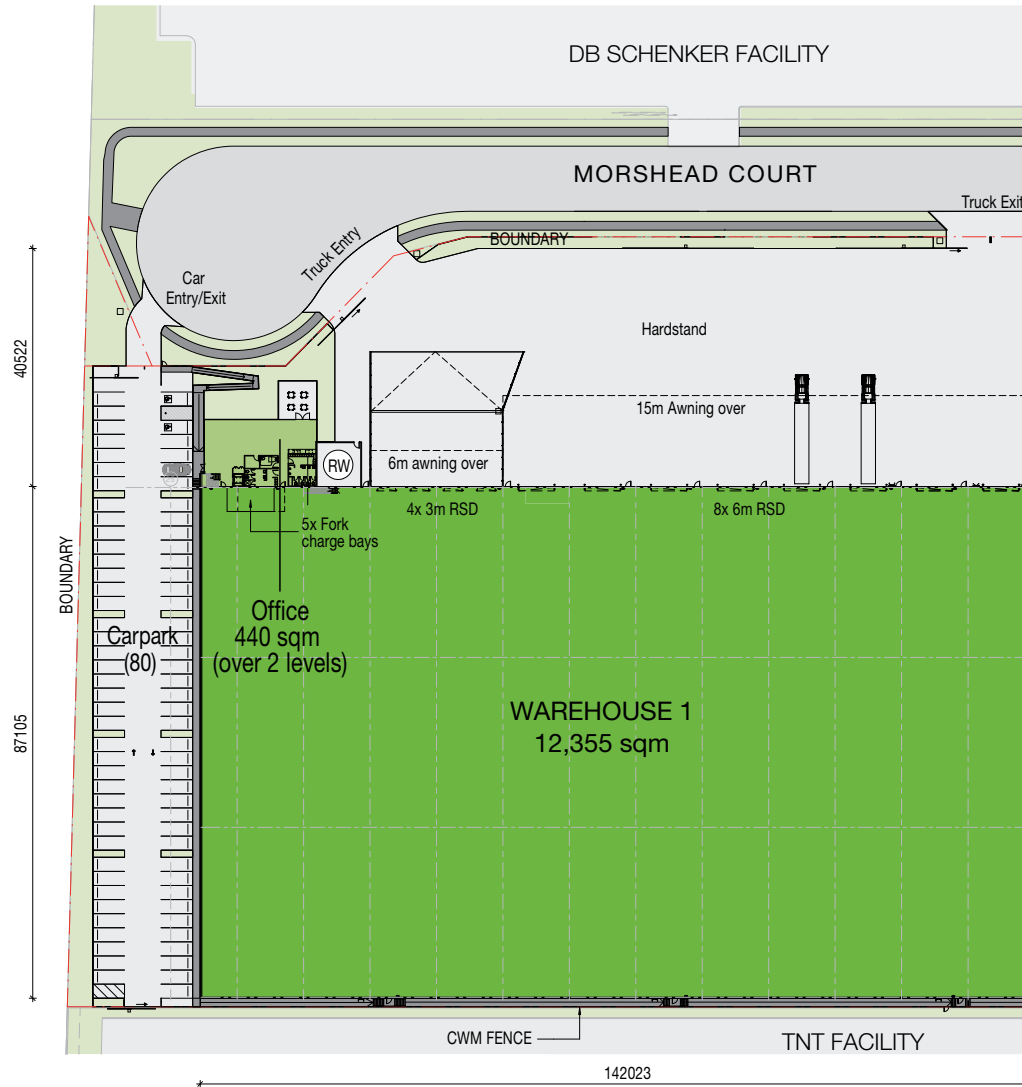
AREA SCHEDULE	SQM
Site area	39,970
Warehouse 1	10,380
Office 1	440
Warehouse 1 area	10,820
Car parking	80



AREA SCHEDULE	SQM
Site area	39,970
Warehouse 2	12,750
Office 2	730
Dispatch office	130
Warehouse 2 area	13,610
Car parking	53



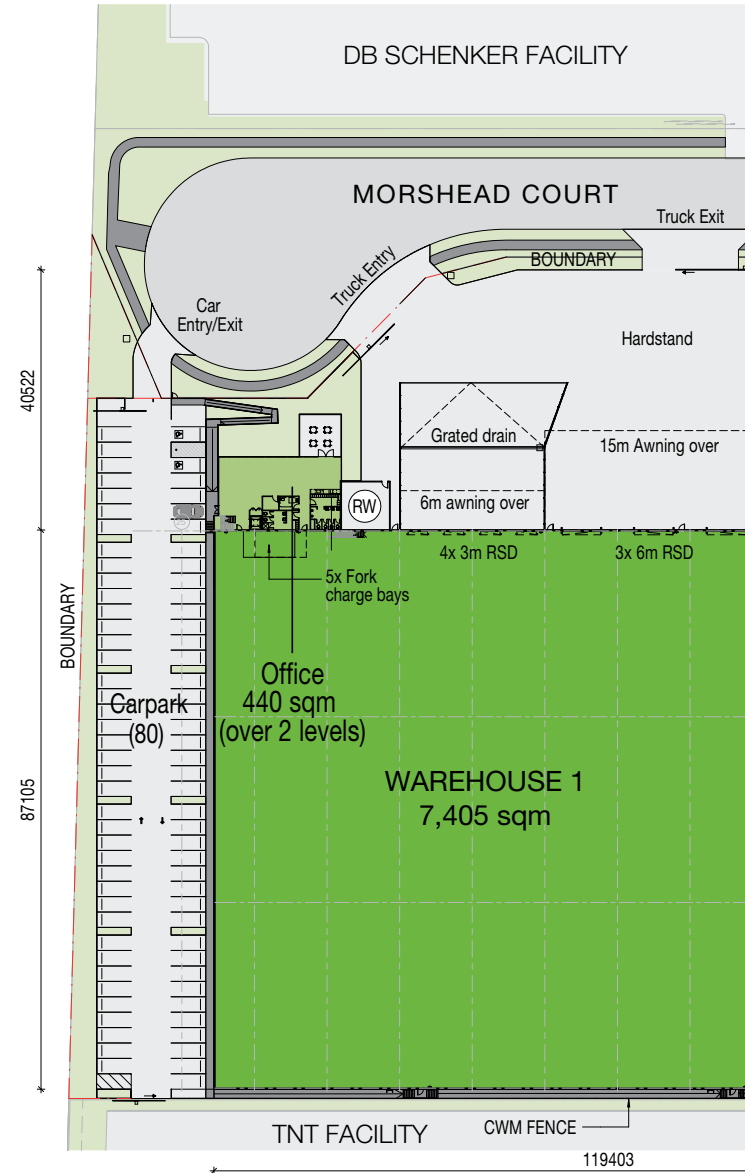
AREA SCHEDULE	SQM
Site area	39,970
Warehouse 1	12,355
Office 1	440
Dock office	60
Warehouse 1 area	12,855
Car parking	80



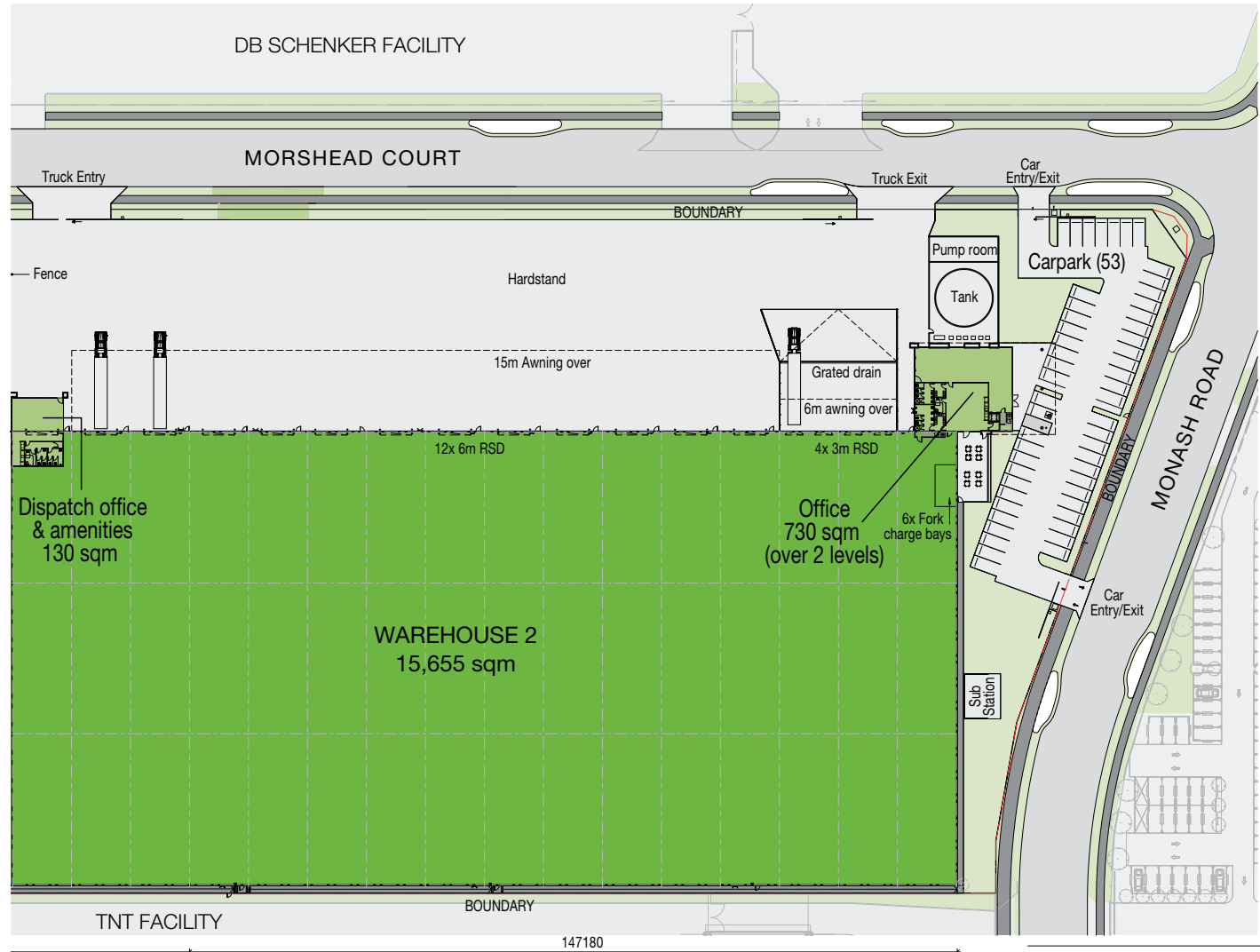
AREA SCHEDULE	SQM
Site area	39,970
Warehouse 2	10,775
Office 2	730
Dispatch office	130
Warehouse 2 area	11,635
Car parking	53



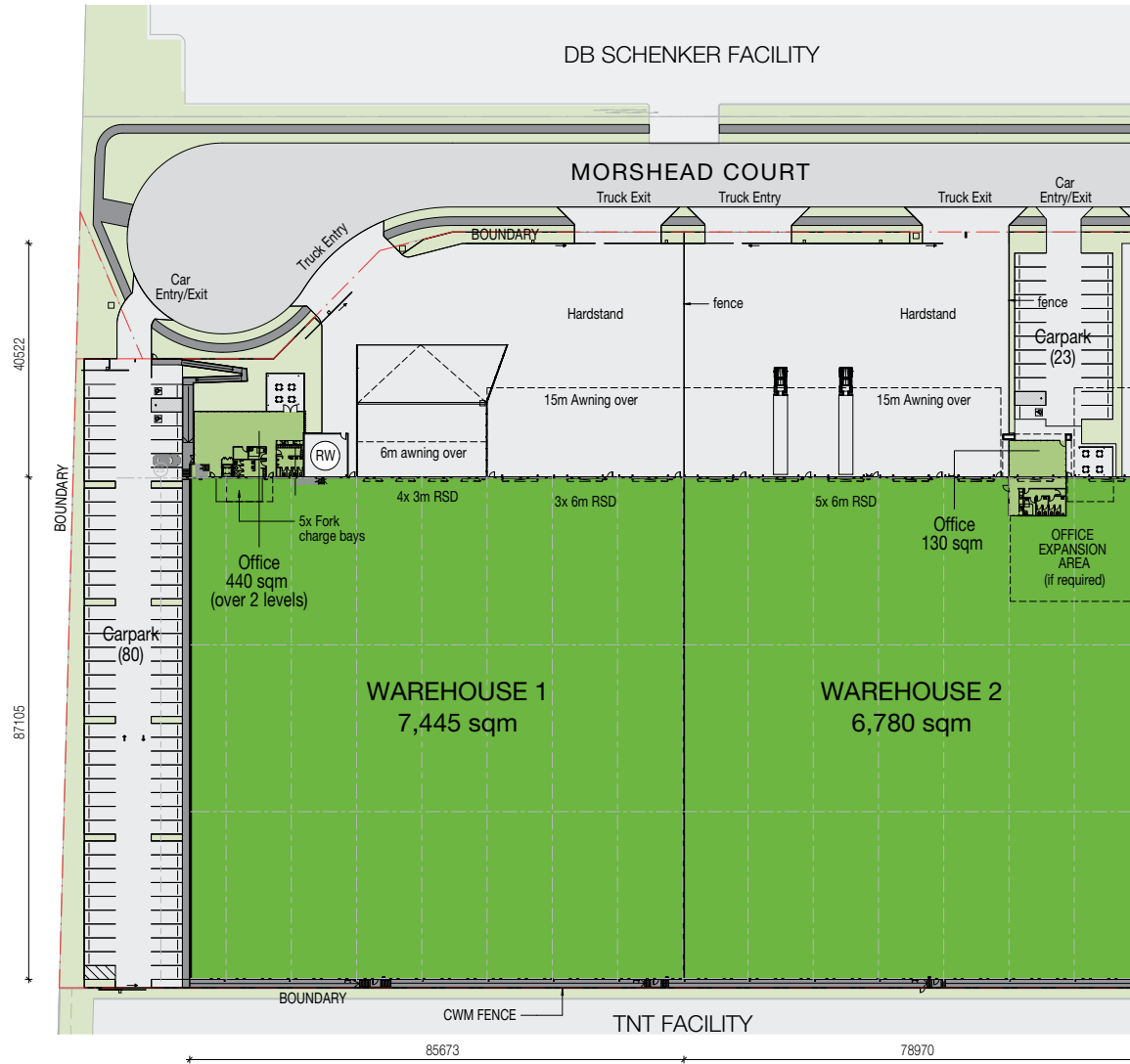
AREA SCHEDULE	SQM
Site area	39,970
Warehouse 1	7,405
Office 1	440
Warehouse 1 area	7,845
Car parking	80



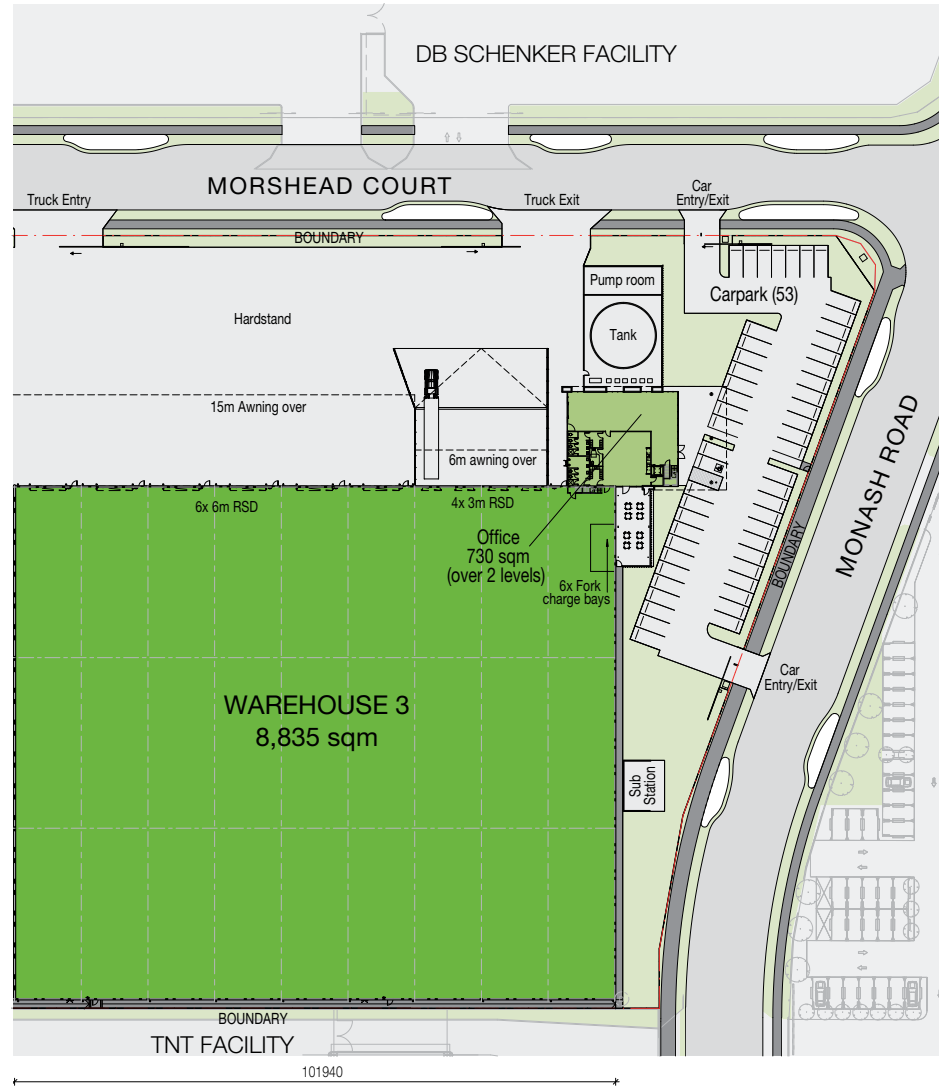
AREA SCHEDULE	SQM
Site area	39,970
Warehouse 2	15,655
Office 2	730
Dispatch office	130
Warehouse 2 area	16,515
Car parking	53



AREA SCHEDULE	SQM
Site area	39,970
Warehouse 1	7,445
Office 1	440
Warehouse 1 area	7,885
Warehouse 2	6,780
Office 2	130
Warehouse 2 area	6,910
Total building area	14,795
Car parking	103



AREA SCHEDULE	SQM
Site area	39,970
Warehouse 3	8,835
Office 3	730
Warehouse 3 area	9,565
Car parking	53

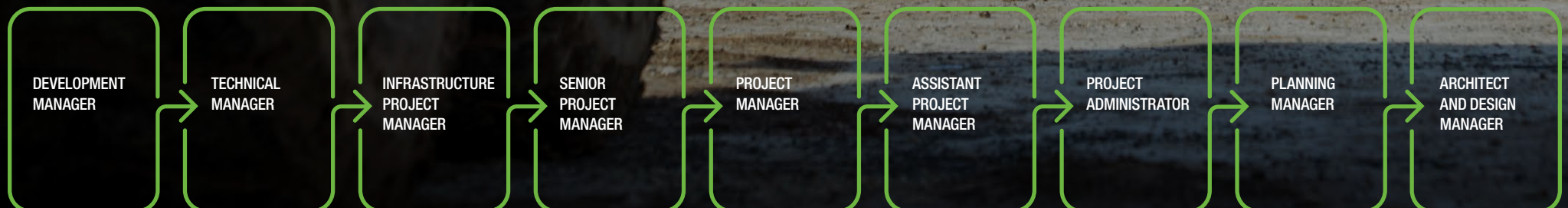


GOODMAN HAS A DEDICATED TEAM OF PROPERTY EXPERTS WHO MANAGE THE DEVELOPMENT PROCESS FROM CONCEPT TO COMPLETION.

Goodman's operational structure allows for the management of all key activities to be undertaken by in-house resources, providing us with the maximum control of the development process. This ensures projects are delivered on time and to budget.



REDBANK PROJECT TEAM



ESD initiatives

Environmental sustainability is an important consideration for Goodman and our customers.

In Australia Goodman has successfully delivered a number of innovative developments that incorporate Ecologically Sustainable Design (ESD) initiatives. Goodman is the platinum sponsor of the Green Star Industrial Pilot tool.

At Goodman we work closely with customers to integrate ESD principles into our developments. The following initiatives will be incorporated within the development.

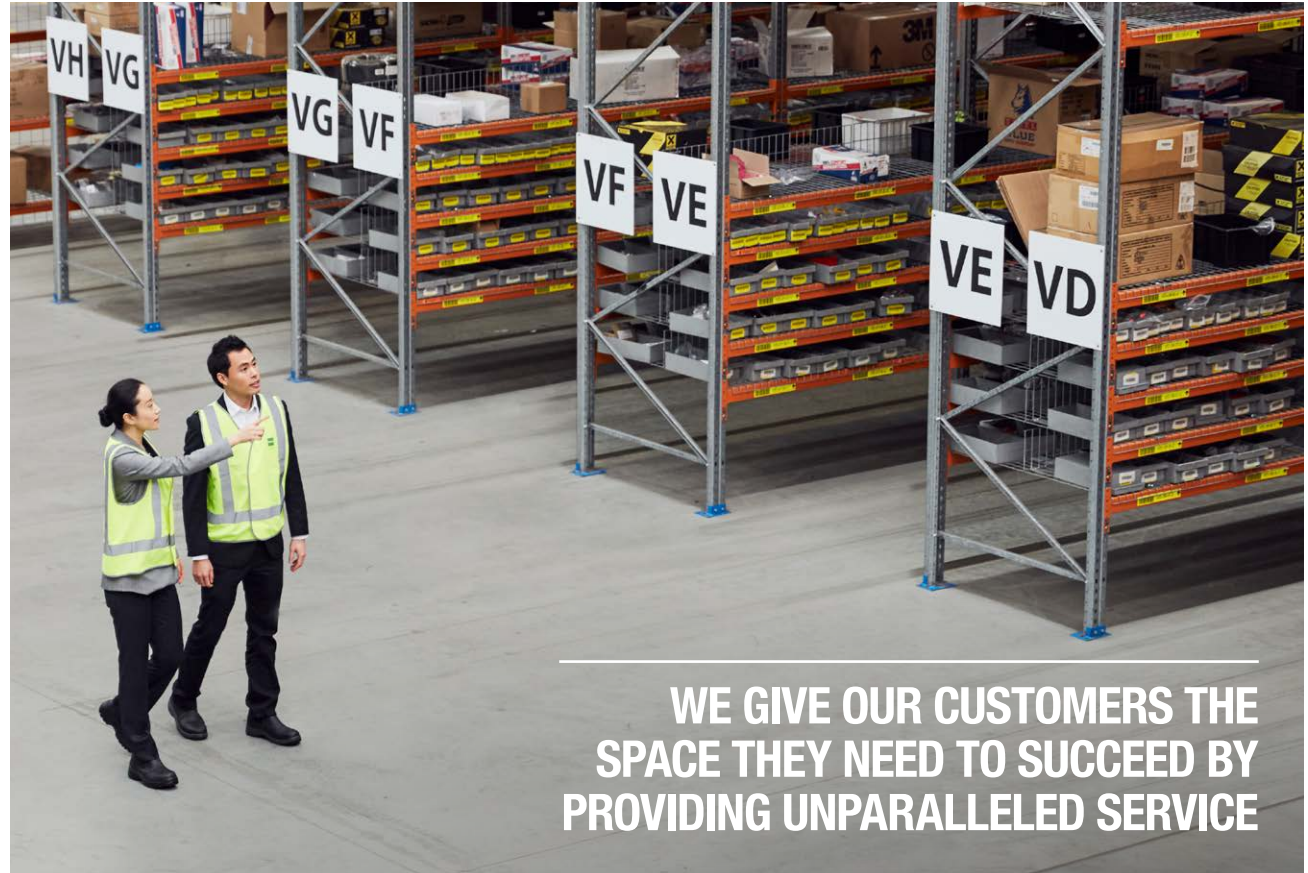
- + Implementation of rainwater harvesting (rainwater tanks) for re-use
- + LED lighting to the warehouse with zoned PE sensors
- + Movement sensor lighting in the office areas
- + Translucent sheeting to enhance natural light without increased heat load
- + Native plants and drip irrigation landscaping
- + Solar heated hot water
- + Test fire water re-use.

AT GOODMAN WE
WORK CLOSELY
WITH CUSTOMERS
TO INTEGRATE
ESD PRINCIPLES
INTO OUR
DEVELOPMENTS



Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



WE GIVE OUR CUSTOMERS THE SPACE THEY NEED TO SUCCEED BY PROVIDING UNPARALLELED SERVICE

Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.





OWN+DEVELOP+MANAGE

With total assets of A\$49.2 billion and 394 properties under management, Goodman is one of the largest listed industrial property groups in the world. We are building value in property and fund management with innovative new developments, business models and investment offerings.

Our integrated **own+develop+manage** customer service offering is at the heart of everything we do. This approach allows us to build a comprehensive understanding of customer needs, resulting in long-term relationships, superior investment returns and developments that meet organisations' individual requirements.

With approximately 1,000 professionals working in 29 offices across 17 countries, Goodman has the global reach to meet our customers' changing needs.

**GOODMAN IS ONE
OF THE LARGEST
LISTED INDUSTRIAL
PROPERTY GROUPS
GLOBALLY.**



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.

\$49.2bn

total assets under management

1,600+

business space customer base (approx.)

19.4m

sqm of business space under management

394

business space properties under management

17

total number of countries operating in

\$4.3bn

development work in progress

1,000+

dedicated property professionals (approx.)

29

offices worldwide



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