

**GOOD IS  
AIR, LAND AND  
SEA ACCESS**

**GREAT IS  
WHAT YOU DO  
FROM HERE**

Brisbane Gate Industrial Park  
370-400 Nudgee Road  
Hendra, QLD

MAKING  
SPACE  
FOR  
GREATNESS



# Strategic location



Situated on Nudgee Road in the industrial precinct of Hendra, Brisbane Gate Industrial Park boasts close proximity to Brisbane's airport, Port of Brisbane and major arterial roads, facilitating seamless last-mile delivery.

With IN1 General Industry zoning, the estate permits industrial activities, making the site ideal for a wide range of warehouses and service industries.

# VIEW FROM ABOVE



PORT OF BRISBANE



BRISBANE AIRPORT

Airport Drive

Gateway Motorway

East West Arterial Way

Southern Cross Way

Brisbane Gate Industrial Park

Nudgee Road

# VIEW FROM ABOVE





Users enjoy transport efficiencies with the Port of Brisbane, Brisbane Airport and major arterial roads located within close proximity. Access to the Gateway Motorway is one kilometre from the estate and connects Brisbane north and south.

An on-site café is located at 370 Nudgee Road and other retail services, café's and shops are conveniently located on Racecourse Road.

# CENTRAL CONNECTION

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**1KM**

to Gateway Motorway

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**2.9KM**

to Racecourse Road

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**5KM**

to Brisbane Airport

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**9KM**

to Brisbane CBD

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**19.6KM**

to Port of Brisbane

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**Easy  
access**

## Key area statistics



1.5m

TOTAL POPULATION



548,412

TOTAL HOUSEHOLDS



\$82.2bn

TOTAL PURCHASING POWER

## Total spend on



\$2.2bn

CLOTHING



\$7.2bn

FOOD + BEVERAGE



\$1.8bn

PERSONAL CARE

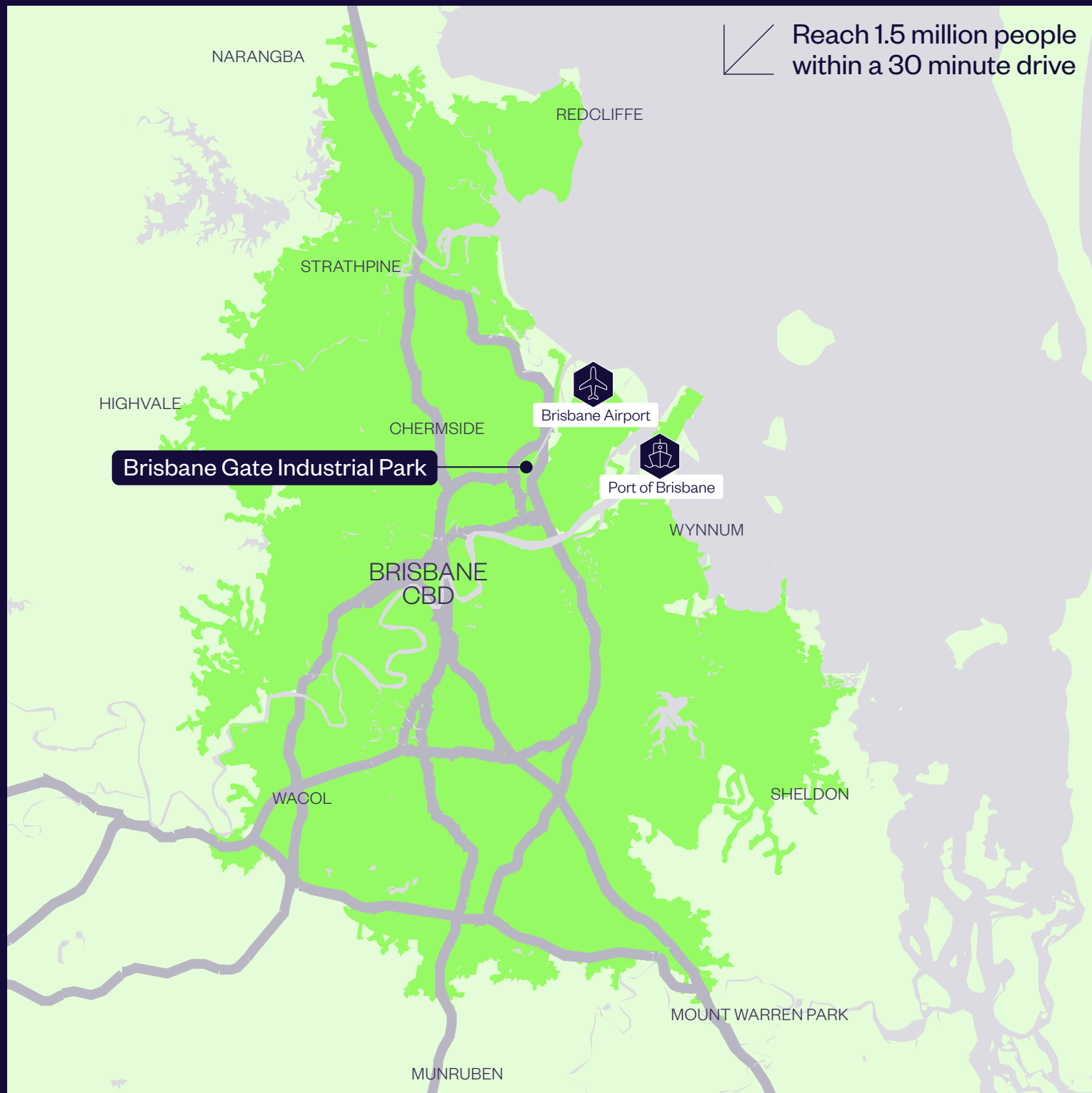


\$511.1m

ONLINE SHOPPING



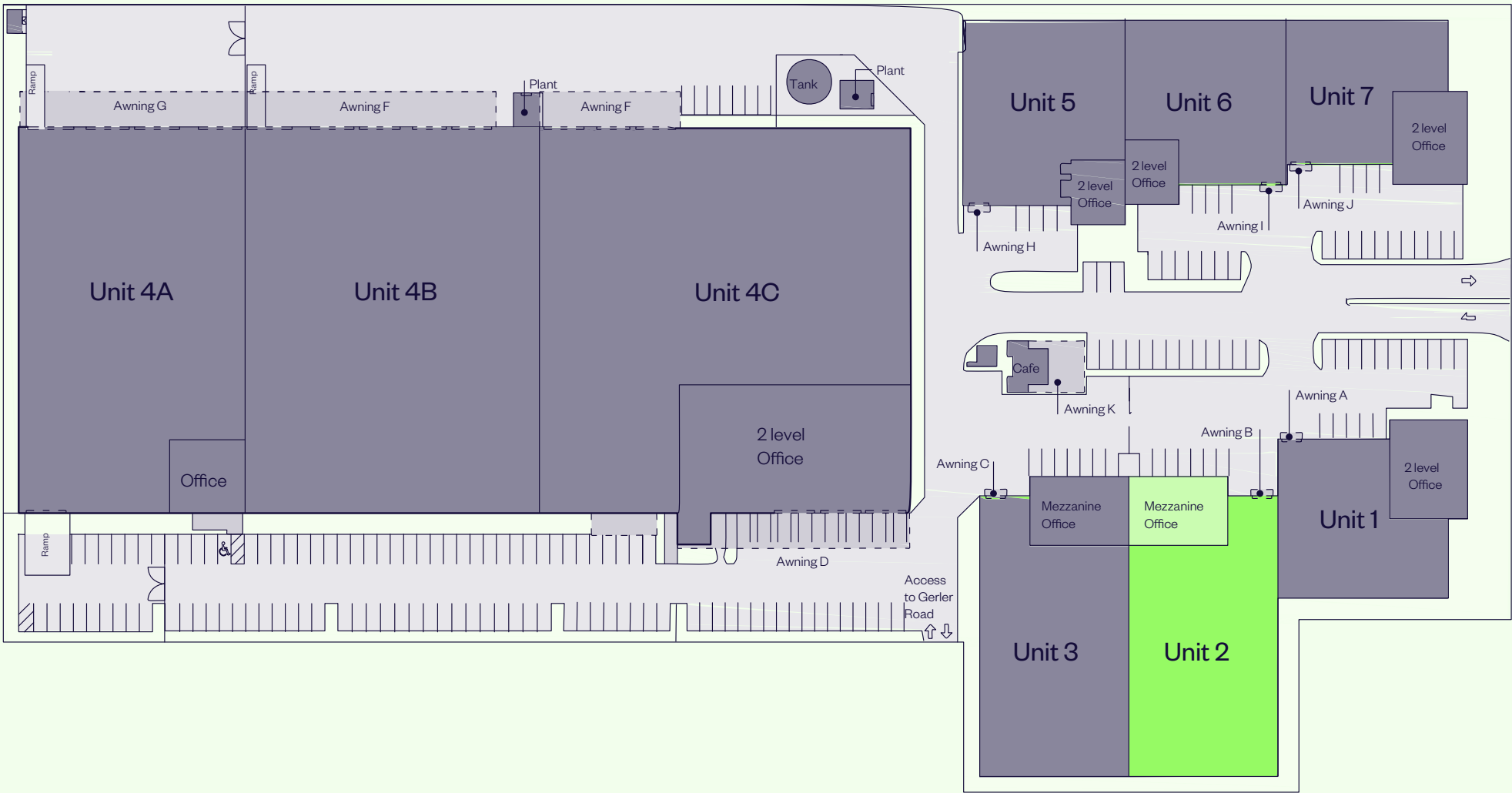
Reach 1.5 million people  
within a 30 minute drive



Source: Esri and Michael Bauer Research

WITHIN  
30 MINUTE  
DRIVE TIME

# 370 NUDGEE ROAD - SITE PLAN



■ FOR LEASE



# 370 NUDGEE ROAD - FEATURES



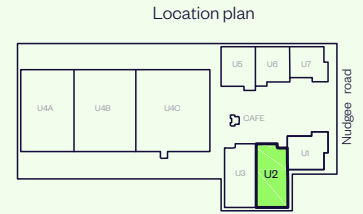
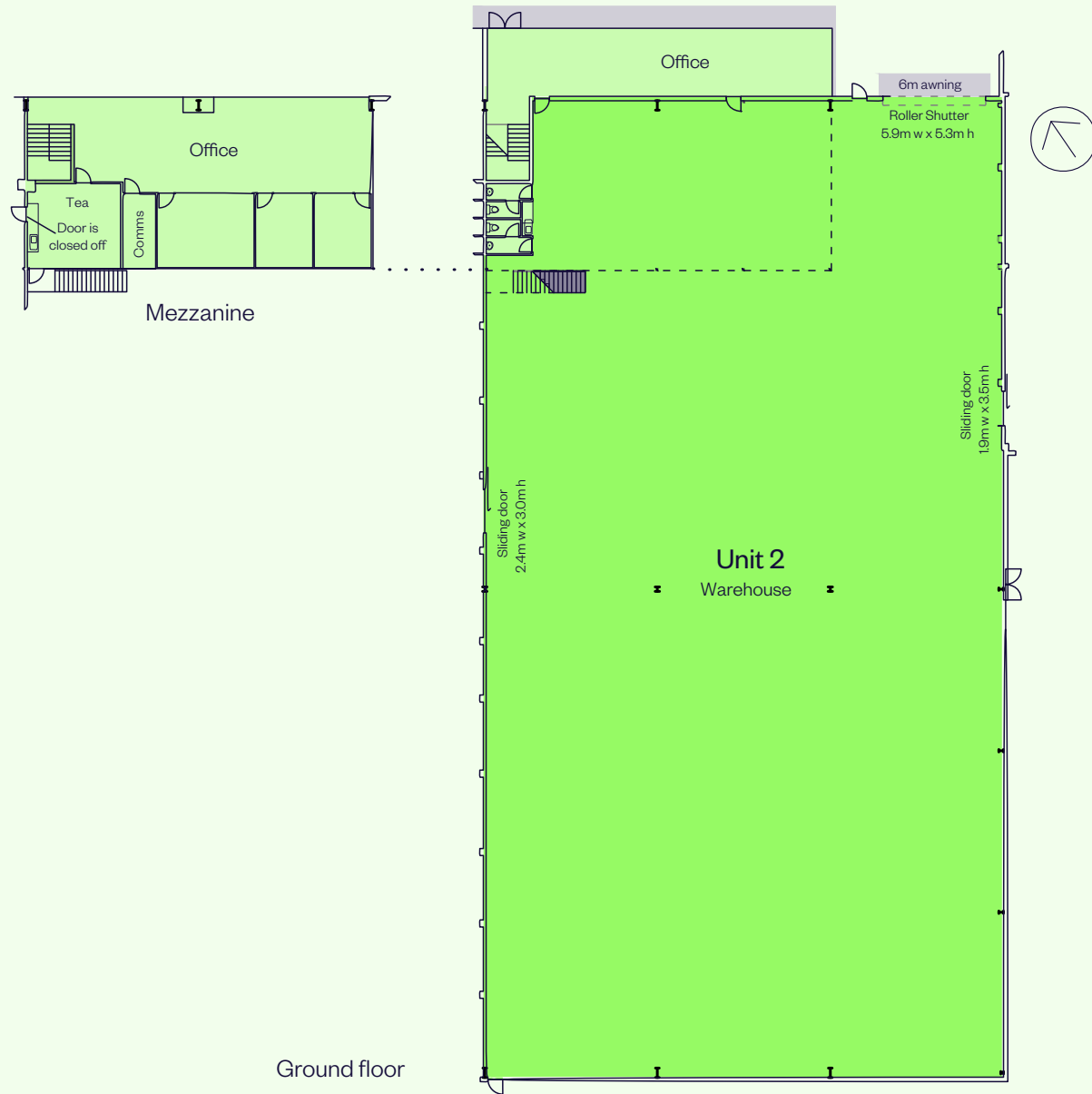
## Unit 2

- + 1,581 sqm warehouse and 274 sqm office space with 9.3m maximum clearance
- + Access via on-grade roller shutter
- + Prominent Nudgee Road presence
- + LED lights throughout.

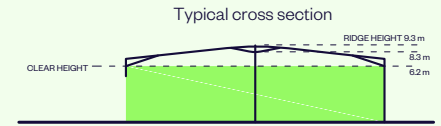


# UNIT 2 PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse + amenities	1,581
Office	88
Mezzanine	
Office	186
<b>Total building area</b>	<b>1,855</b>

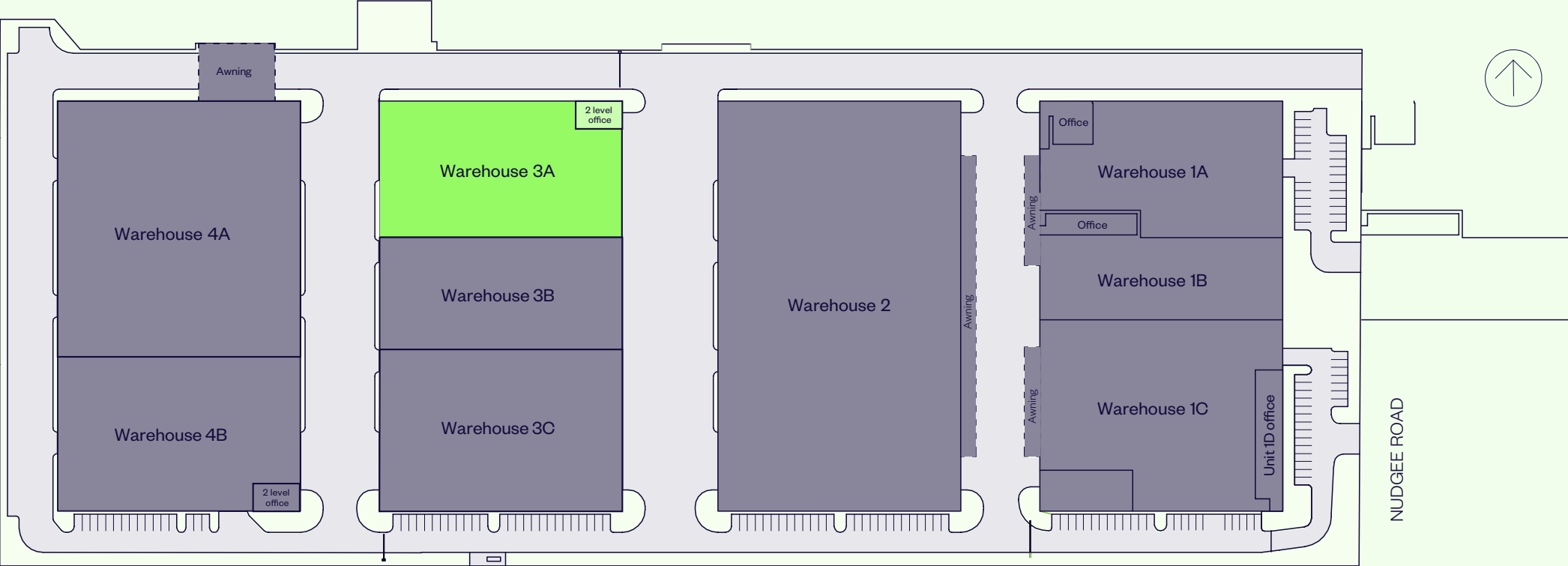


Not to scale



Not to scale

# 400 NUDGE ROAD - SITE PLAN



■ FOR LEASE

# 400 NUDGE ROAD - FEATURES



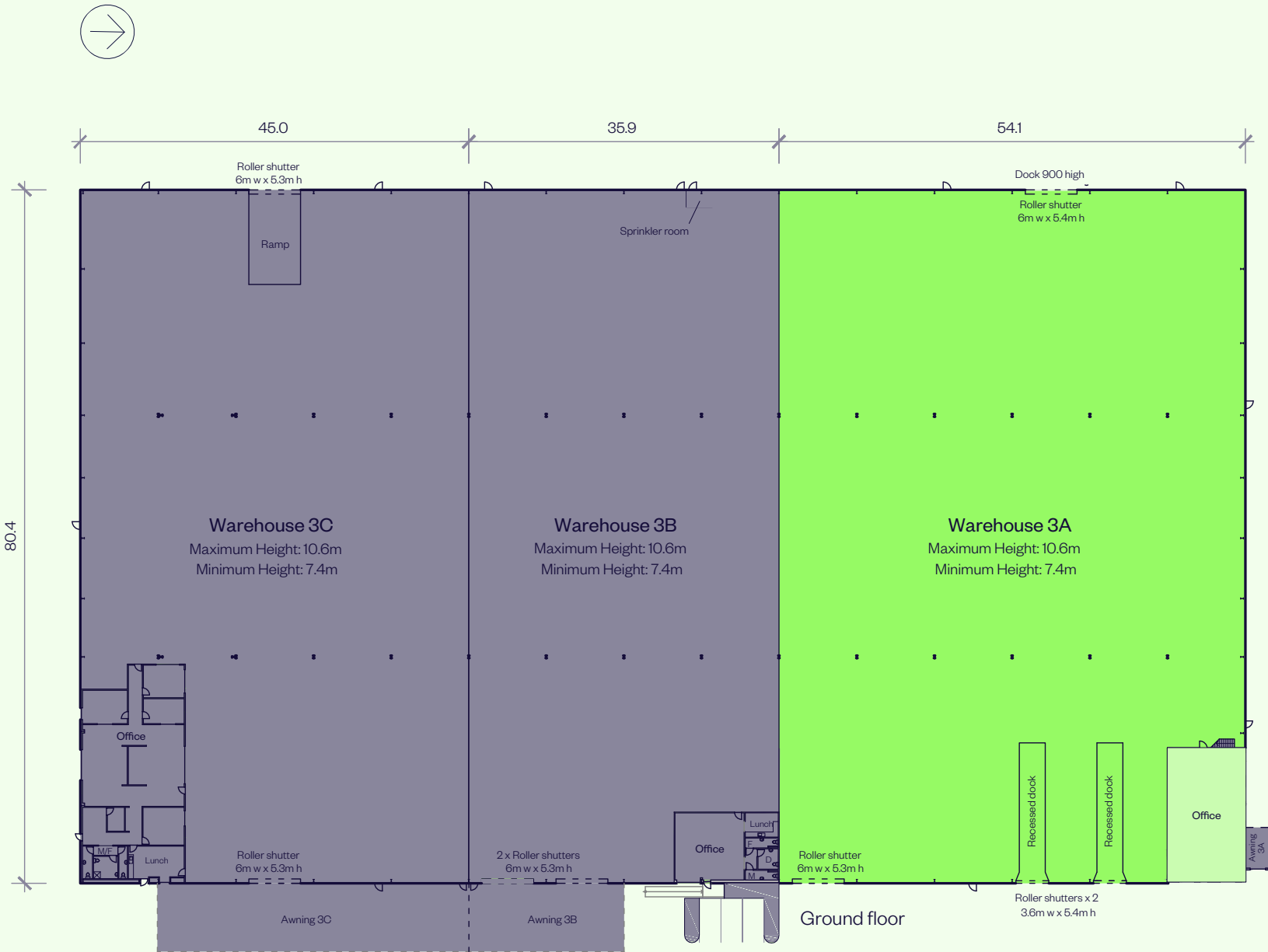
## Unit 3A

- + 4,200 sqm warehouse with 10.6m maximum clearance
- + Newly refurbished 291 sqm office over two levels
- + Two recessed fingerdocks with dock levellers and on-grade roller shutter access
- + LED lighting to office and warehouse
- + Available now.



# UNIT 3A PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	4,200
Office + amenities	291
<b>Total building area</b>	<b>4,491</b>



Our teams provide progressive insights to business needs in an ever-changing world



# SERVICE

## Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

## Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

We aim to be leaders in environment, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.



Here's a snapshot of some of our initiatives across our Australian portfolio.

**Procurement**

To ensure the products and services we purchase don't harm people or the planet, we're working step-by-step with our suppliers and contractors. On the horizon are clear targets and minimum expectations for our supply chain partners. But for now, we are working together to set a baseline and understand obstacles and opportunities.

**Climate resilience**

Goodman has several control measures in place to future-proof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

**Solar**

We have installed over 50MW of rooftop solar on approximately 170 of our properties in Australia. That's more than 200,000 solar panels – enough to power 12,000 homes, or the equivalent of taking 30,000 passenger vehicles off the road.

**LED lighting + motion sensors**

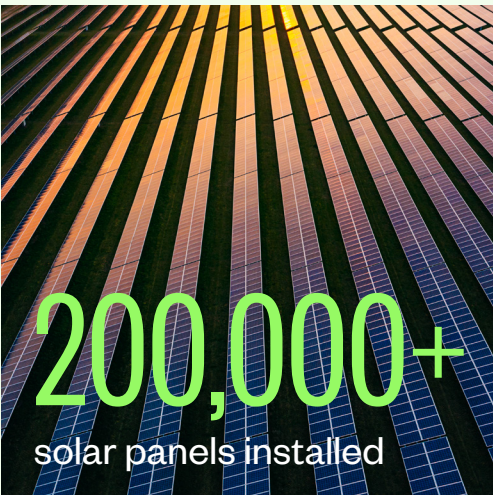
100% of the portfolio will have LED lighting and motion sensors installed by end June 2024. This will reduce energy consumption and provide optimum lighting comfort for our customers.

**Electric vehicle future**

We recognise our role in preparing our estates, our people, and our customers for an EV future. We're supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers.

**Sustainable landscaping**

- + We have installed tanks to harvest rainwater
- + Our properties use smart potable water metering that allows proactive management of water consumption across the portfolio
- + All handheld equipment used in landscaping and cleaning work at our properties is battery operated
- + We use drought tolerant plants combined with ballast rock
- + We recycle our green waste, and as a result, have processed approximately 500 cubic metres of green waste to date
- + At Eastern Creek in NSW, we built a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permaculture practices
- + We use steam weed control which surpasses the chemical Glyphosate.



# Sustainability

# INCLUSION AND DIVERSITY

Central to our purpose of “making space for greatness” is creating an environment where I&D is embedded into everything we do.

We work to create a culture where our people are valued and have the opportunity to realise their potential.

We are all accountable for making it a reality. Our people are champions of openness, fairness and respect.



 At Goodman, we lead the way in inclusion and diversity



# FIRST NATIONS ENGAGEMENT



We acknowledge the Aboriginal and Torres Strait Islander Traditional Custodians of the land on which we work and live. We pay respect to Elders past, present and emerging. We value their custodianship of over 65,000 years.



Artist Danielle Mate with her artwork created for Goodman's Reflect RAP.

As a business that works across many locations, we have a responsibility to listen, learn and walk alongside First Nations peoples to ensure our activities support the continuing of connection to their land, waters, cultures, languages and traditions.

Goodman received formal endorsement of our Reflect RAP. We have clear commitments around the core pillars of relationships, respect and opportunities.

Our RAP journey is ongoing, and we're determined to make a difference.

# GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we’re able to make a real difference, where and when it matters most.



Above: Clontarf Foundation  
Bottom L-R: Clontarf Foundation, Thread Together, Bestest Foundation

## How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

**Children and youth**  
Charity organisations who help protect, nurture and support children or young people.

**Food rescue and environment**  
Charity organisations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

**Community and community health**  
Charity organisations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

LEARN MORE ABOUT THE GOODMAN FOUNDATION



# CONTACT



## ENQUIRE NOW

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