

GOOD + LOCATION

ROCHEDALE MOTORWAY ESTATE
11 INTERCHANGE PLACE, ROCHEDALE, QLD



BRICKWORKS
RENTALS



Opportunity

Rochedale Motorway Estate is located within Brisbane's newest industrial precinct on the Gateway Motorway providing unrivalled access to Brisbane's metropolitan areas.

With pre-lease opportunities available from 3,766–35,367 sqm, now is the time to join Beaumont Tiles, Amart Furniture, Franklyn, Moreton Hire and JFC Australia and be part of this brand new masterplanned estate.



Franklyn's 8,019 sqm warehouse, showroom and national head office



11 Interchange Place – Gateway Motorway view

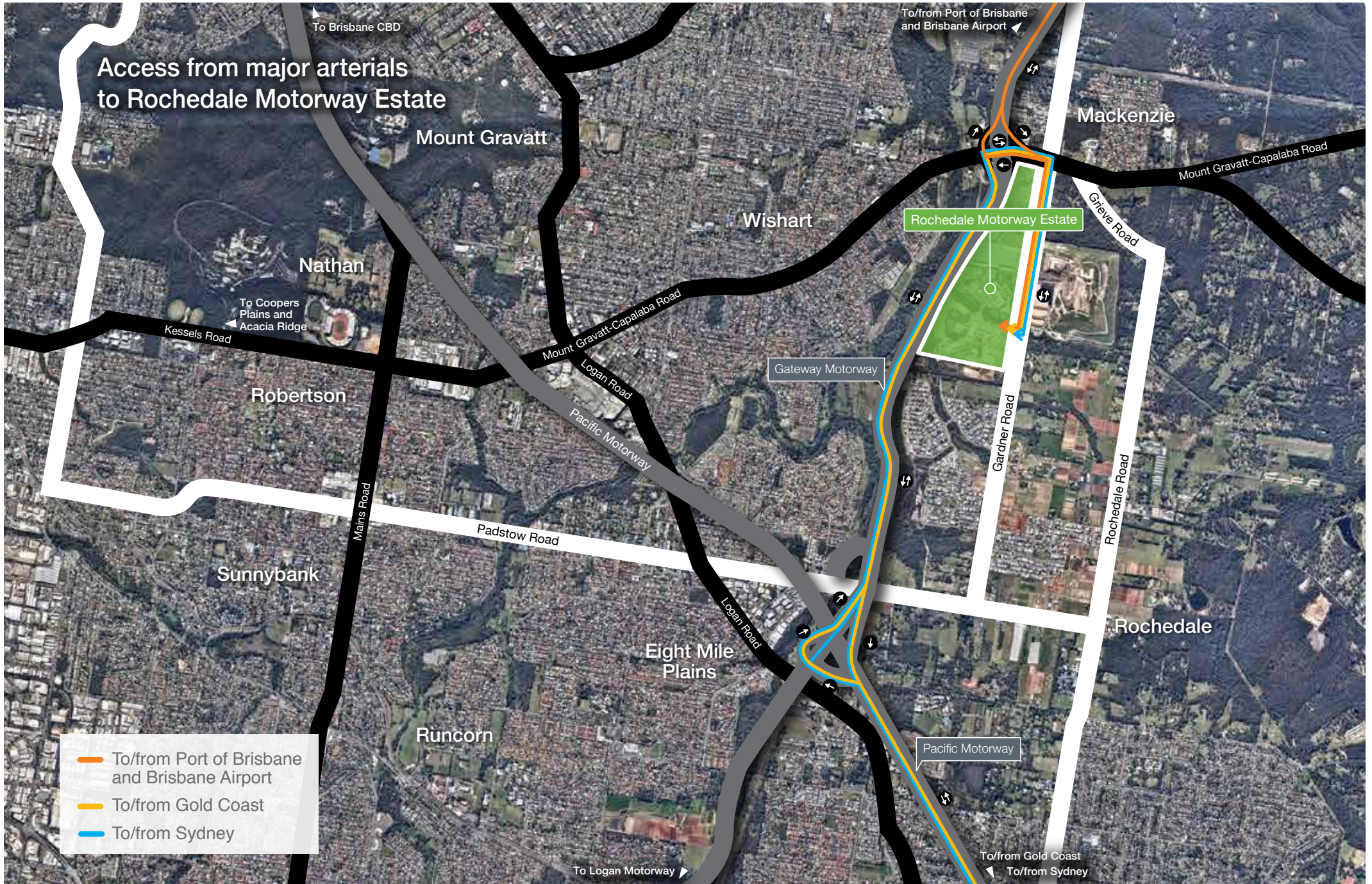


VIEW FROM ABOVE – SOUTH VIEW









Rochedale Motorway Estate is Brisbane's newest business and industrial precinct



**LOCATED ON
GATEWAY
MOTORWAY**



400M
to Gateway
Motorway



5KM
to Pacific
Motorway



19KM
to Brisbane
CBD



21KM
to Brisbane
Airport

TRANSPORT

ROAD

Rochedale Motorway Estate is directly adjacent to the Gateway Motorway and Mt Gravatt-Capalaba Road Interchange. The Pacific Motorway is located within five kilometres of the estate providing unrivalled access to Brisbane's motorway network.

Major access roads to and from the estate are approved for B-double traffic.



BUS STOP

Adjacent to the estate

BUS

Gardner Road stops

+ 276 & 279 both end at Elizabeth St, Creek St and Ann St in Brisbane CBD

McKenzie State Primary (Mt Gravatt-Capalaba Road)

+ 260 – Starts at Burbank and ends at QEII Hospital

+ 261 – Starts at Rochedale and ends at Elizabeth St

+ 262 – Starts at Capalaba and ends at QEII Hospital

+ 276 – Starts at Victoria Point and ends at Elizabeth St, Creek St and Ann St in Brisbane CBD

+ 279 – Starts at Victoria Point and ends at Elizabeth St, Creek St and Ann St in Brisbane CBD

+ 280 – Starts at Redland Bay and ends at Griffith University

+ 281 – Starts at Redland Bay and ends at Ann Street in Brisbane CBD

For more public transport information visit www.translink.com.au

The estate is located within close proximity to three shopping precincts which offer a variety of amenity and lifestyle options.



FITNESS

- + **Snap Fitness** – 35 Wecker Rd, Mount Gravatt East
- + **Goodlife Health & Fitness** – 2084 Logan Rd, Mount Gravatt
- + **Stepz Fitness Upper Mt Gravatt** – 2042 Logan Rd, Upper Mount Gravatt





FOOD+HOTELS

- + **Domino's** – 9 Shillington Place, Wishart
- + **Red Rooster** – Wishart Shopping Centre, Capalaba Road, Wishart
- + **Nando's** – 2120 Logan Road, Mt Gravatt
- + **Mc Donald's** – 1902 Logan Road, Upper Mt Gravatt



SHOPPING

- + **Coles Marketplace, Rochedale** – Construction has commenced on a full line 3,800 sqm supermarket, 15 to 20 associated shops and 3 food pods on Gardner Road, 2km south of the Estate
- + **Westfield Garden City** – (Australia Post, Aldi, David Jones, Woolworths, Coles, Event Cinemas) Corner Logan & Kessels Road, Upper Mt Gravatt
- + **Rochedale Shopping Village** – (Super IGA, Priceline, Australia Post) 549 Underwood Road
- + **Springwood Shopping Mall** – (Suncorp, ANZ, Bendigo, NAB, Target, Woolworths) – Cnr Rochedale Road & Fitzgerald Avenue



CHILD CARE

ROCHEDALE

- + **Rochedale Early Childhood Centre & Preschool** – 991 Rochedale Road
- + **Rochedale Community Child Care Centre Inc.** – 38 Sunningdale Avenue
- + **Rochedale Christian Children's Centre** – 19 Beverley Avenue

WISHART & EIGHT MILE PLAINS

- + **Goodstart Early Learning** – 6 Boyanda Street, Wishart
- + **C&K St Catherine's Community Kindergarten** – 388 Newnham Road, Wishart
- + **Wishart Childcare Centre** – 81 Holmead Road, Eight Mile Plains

Flexible spaces

- + Pre-lease opportunities are now available from 3,766–35,367 sqm
- + Brand new buildings designed to your specific requirements
- + Ready to build with infrastructure and building pads completed
- + High clearance warehouses (max 13.7m)
- + ESFR sprinklers
- + Loading via multiple on-grade roller shutters and recessed docks
- + High quality office spaces with ample on-site parking
- + Telstra and NBN fibre connected to the estate.

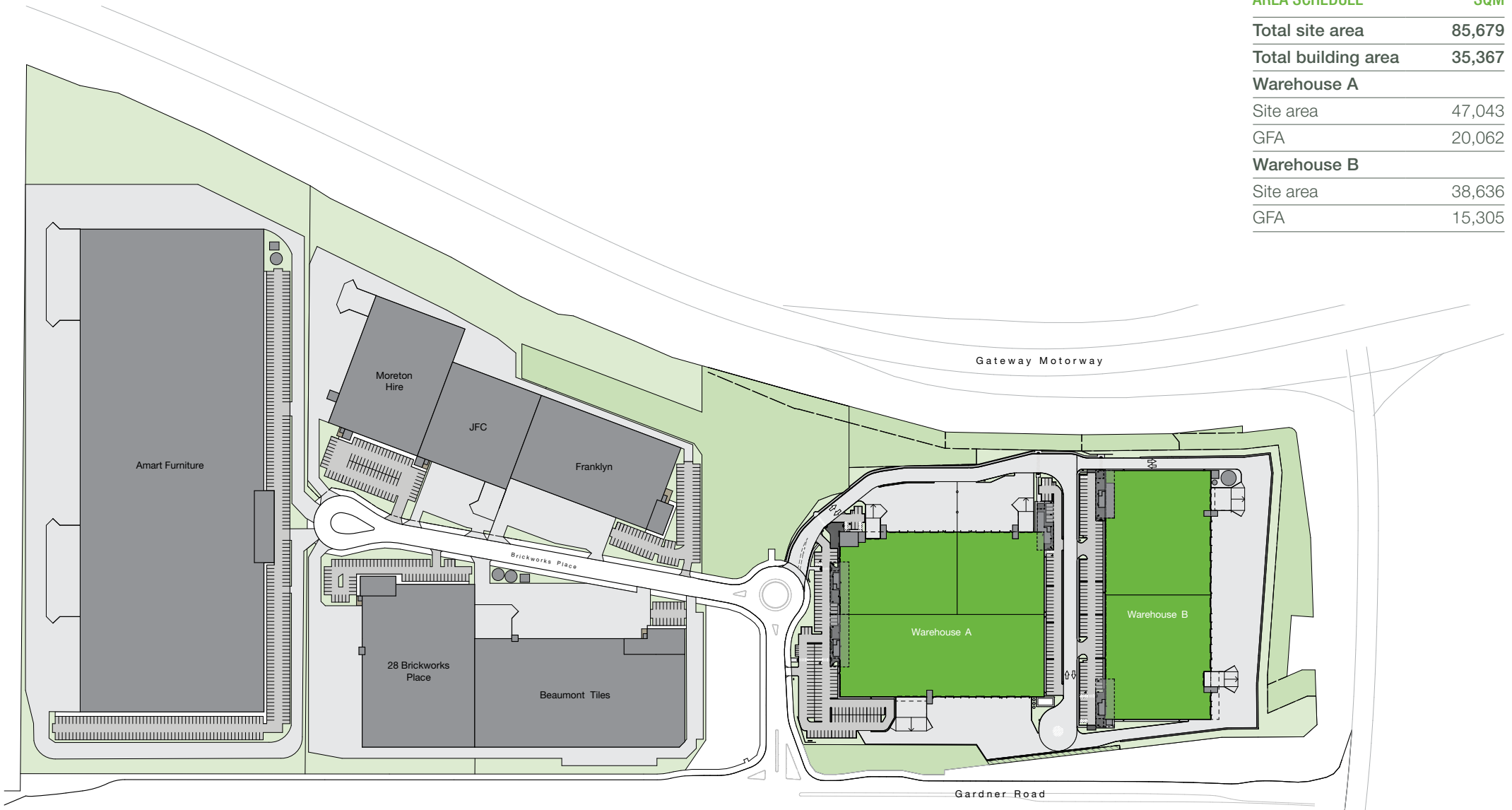


**JOIN BEAUMONT
TILES, AMART
FURNITURE,
FRANKLYN, MORETON
HIRE AND JFC
AUSTRALIA AT
THIS BRAND NEW
INDUSTRIAL ESTATE**







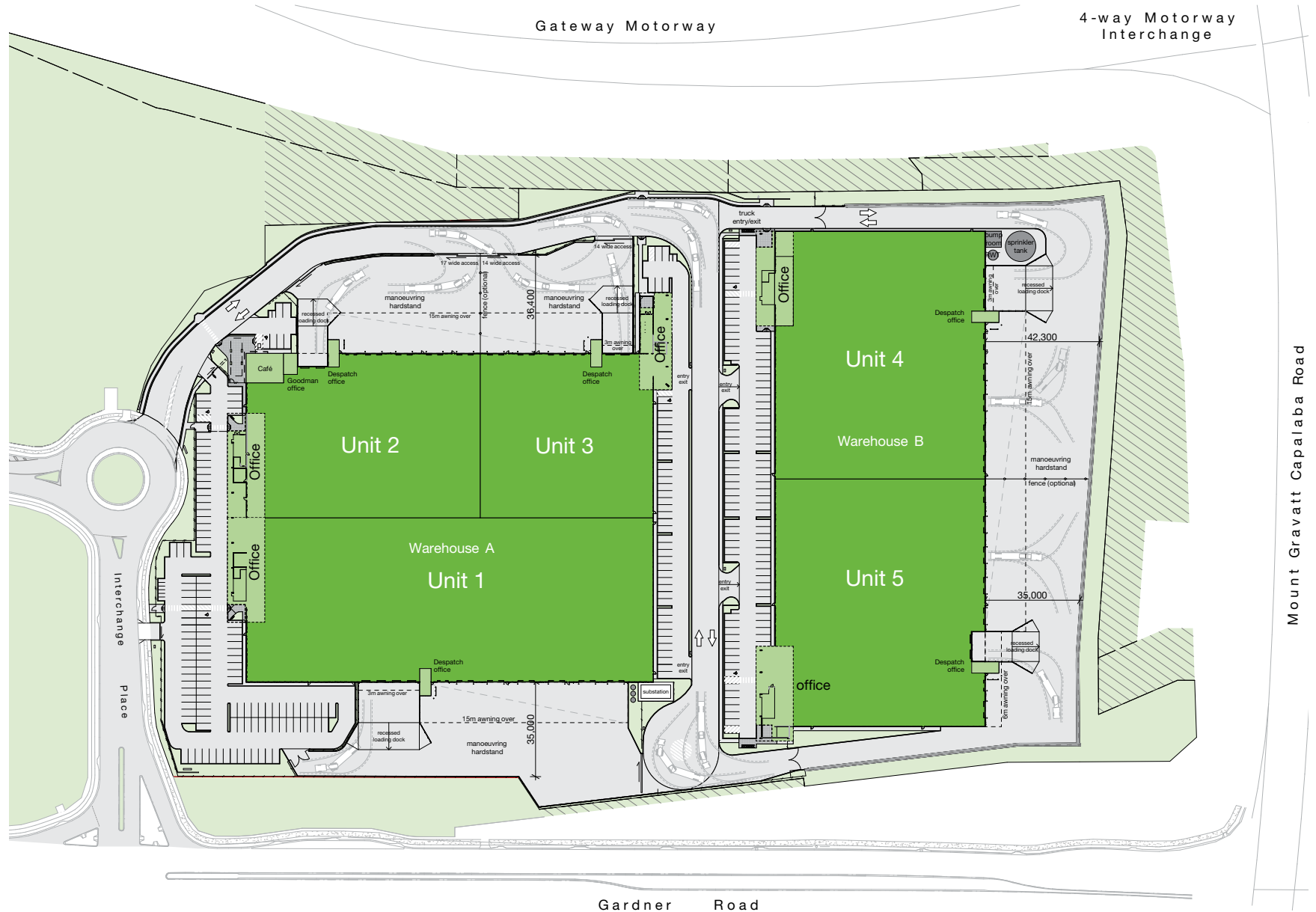


AREA SCHEDULE	SQM
Total site area	85,679
Total building area	35,367
Warehouse A	
Site area	47,043
GFA	20,062
Warehouse B	
Site area	38,636
GFA	15,305

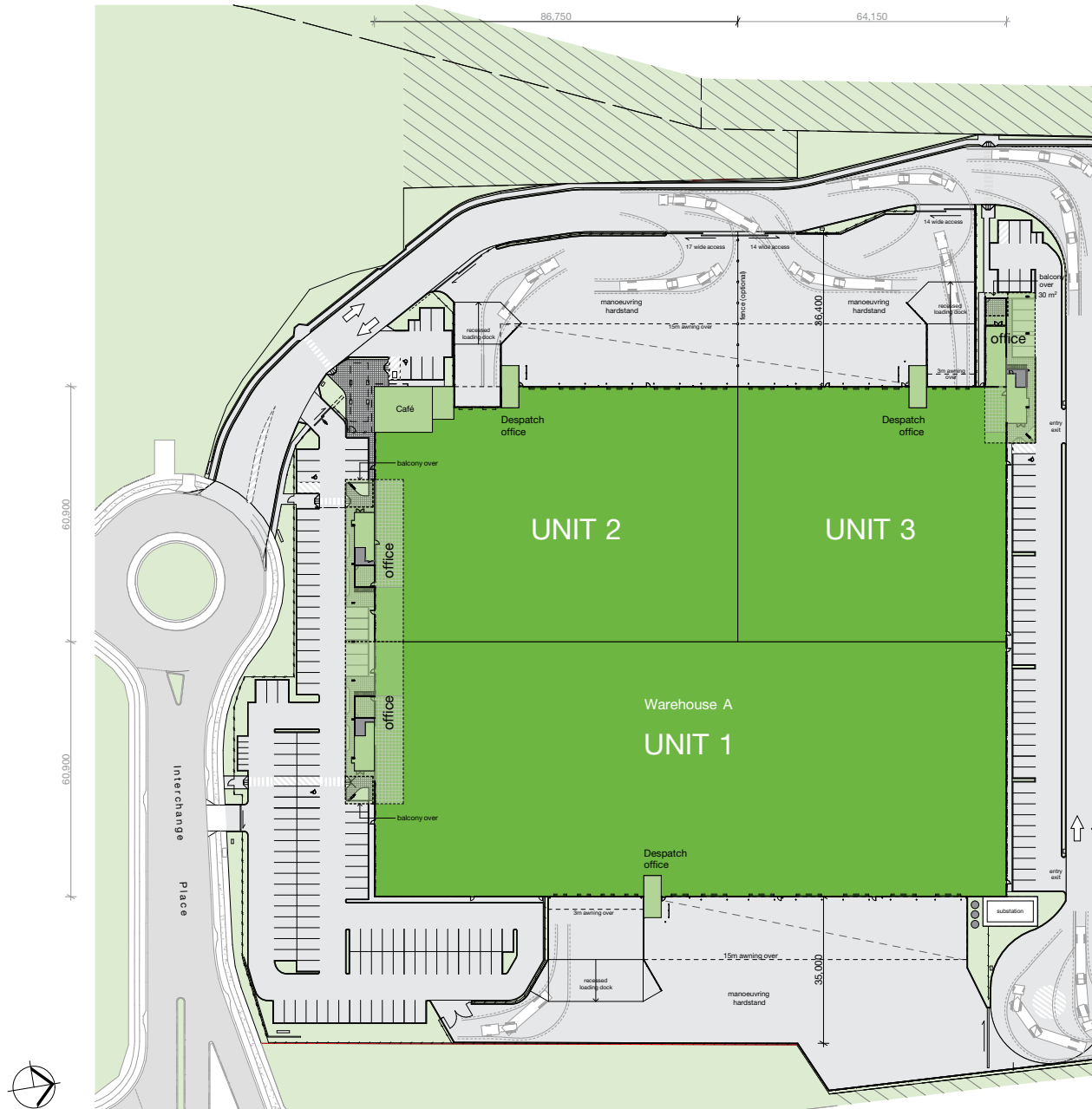
+ Buildings may be adapted to suit your specific requirements.

■ For lease: 3,766–35,367 sqm

AREA SCHEDULE	SQM
Total site area	85,679
Unit 1	
Warehouse	9,169
Office (2 levels)	539
Dock office	42
Total	9,750
Unit 2	
Warehouse	5,016
Office (2 levels)	539
Dock office	42
Total	5,597
Unit 3	
Warehouse	3,886
Office (2 levels)	526
Dock office	42
Total	4,454
Unit 4	
Warehouse	7,140
Office (2 levels)	497
Dock office	42
Total	7,679
Unit 5	
Warehouse	7,085
Office (2 levels)	499
Dock office	42
Total	7,626

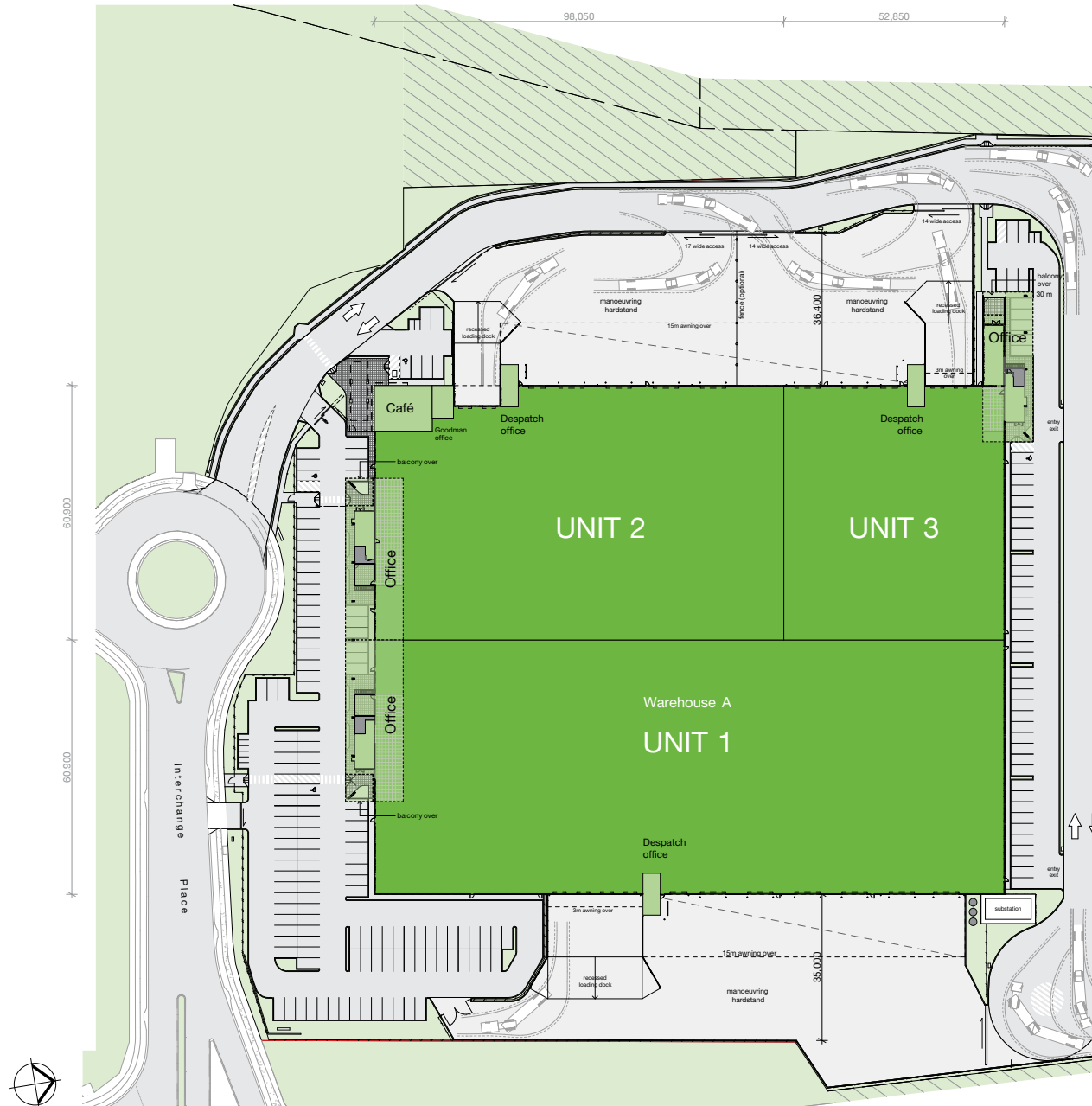


AREA SCHEDULE	SQM
Site area	47,043
Unit 1	
Warehouse	9,169
Office (2 levels)	539
Dock office	42
Total	9,750
Unit 2	
Warehouse	5,016
Office (2 levels)	539
Dock office	42
Total	5,597
Unit 3	
Warehouse	3,886
Office (2 levels)	526
Dock office	42
Total	4,454
Café	221
Goodman office	40
Total building area	20,062

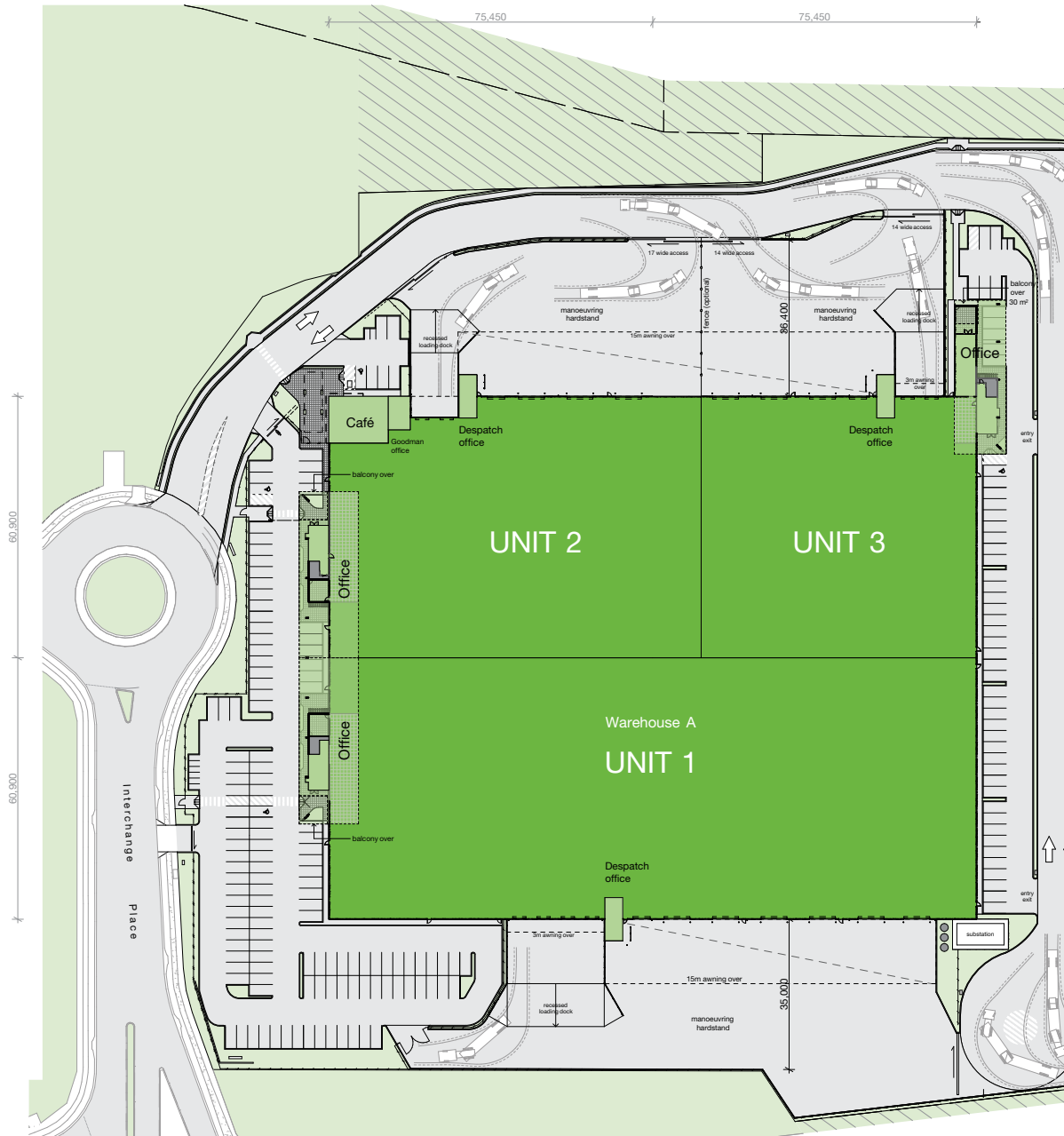


■ For lease

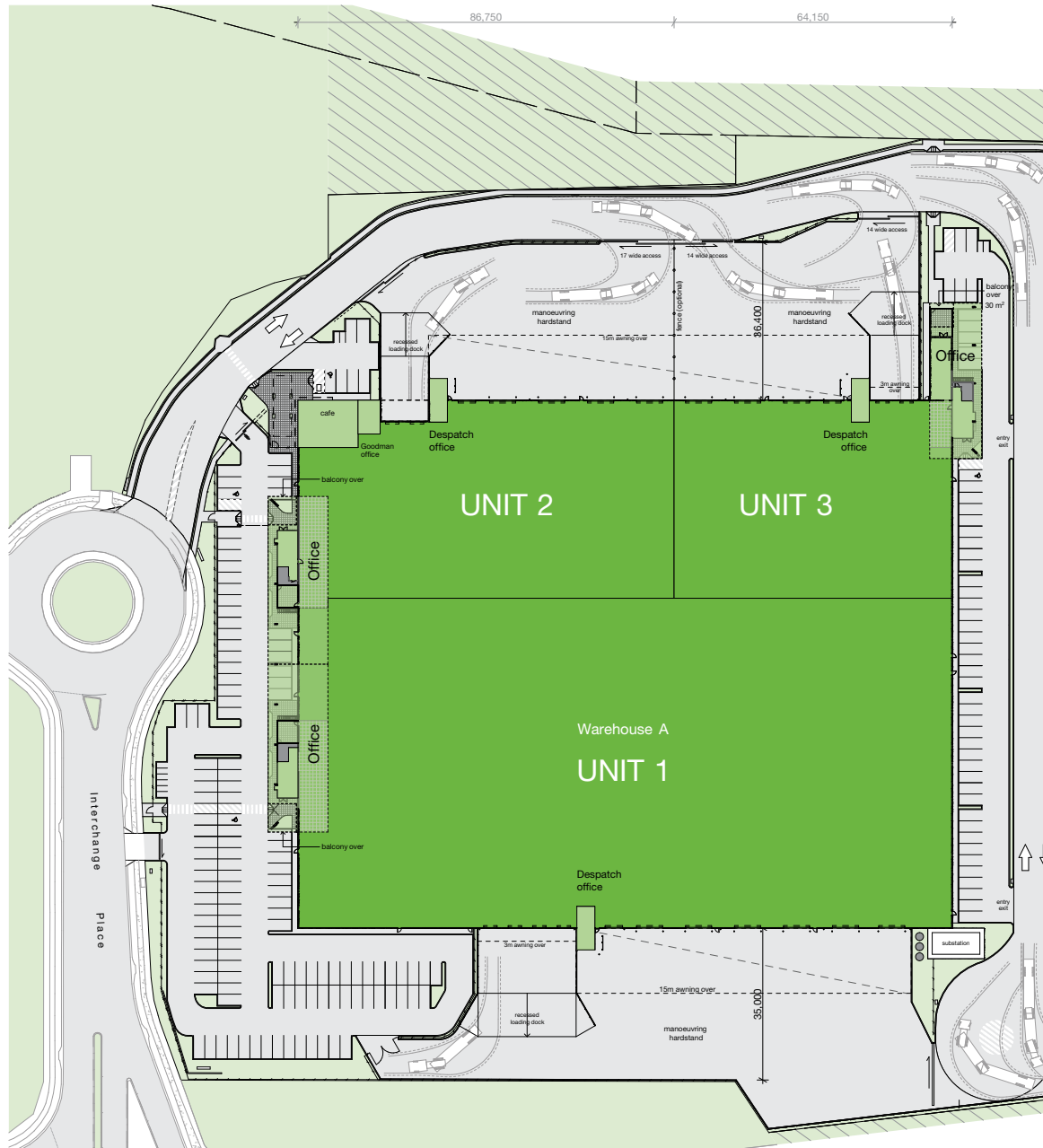
AREA SCHEDULE	SQM
Site area	47,043
Unit 1	
Warehouse	9,169
Office (2 levels)	539
Dock office	42
Total	9,750
Unit 2	
Warehouse	5,705
Office (2 levels)	539
Dock office	42
Total	6,286
Unit 3	
Warehouse	3,198
Office (2 levels)	526
Dock office	42
Total	3,766
Café	221
Goodman office	40
Total building area	20,062



AREA SCHEDULE	SQM
Site area	47,043
Unit 1	
Warehouse	9,169
Office (2 levels)	539
Dock office	42
Total	9,750
Unit 2	
Warehouse	4,328
Office (2 levels)	539
Dock office	42
Total	4,909
Unit 3	
Warehouse	4,574
Office (2 levels)	526
Dock office	42
Total	5,142
Café	221
Goodman office	40
Total building area	20,062

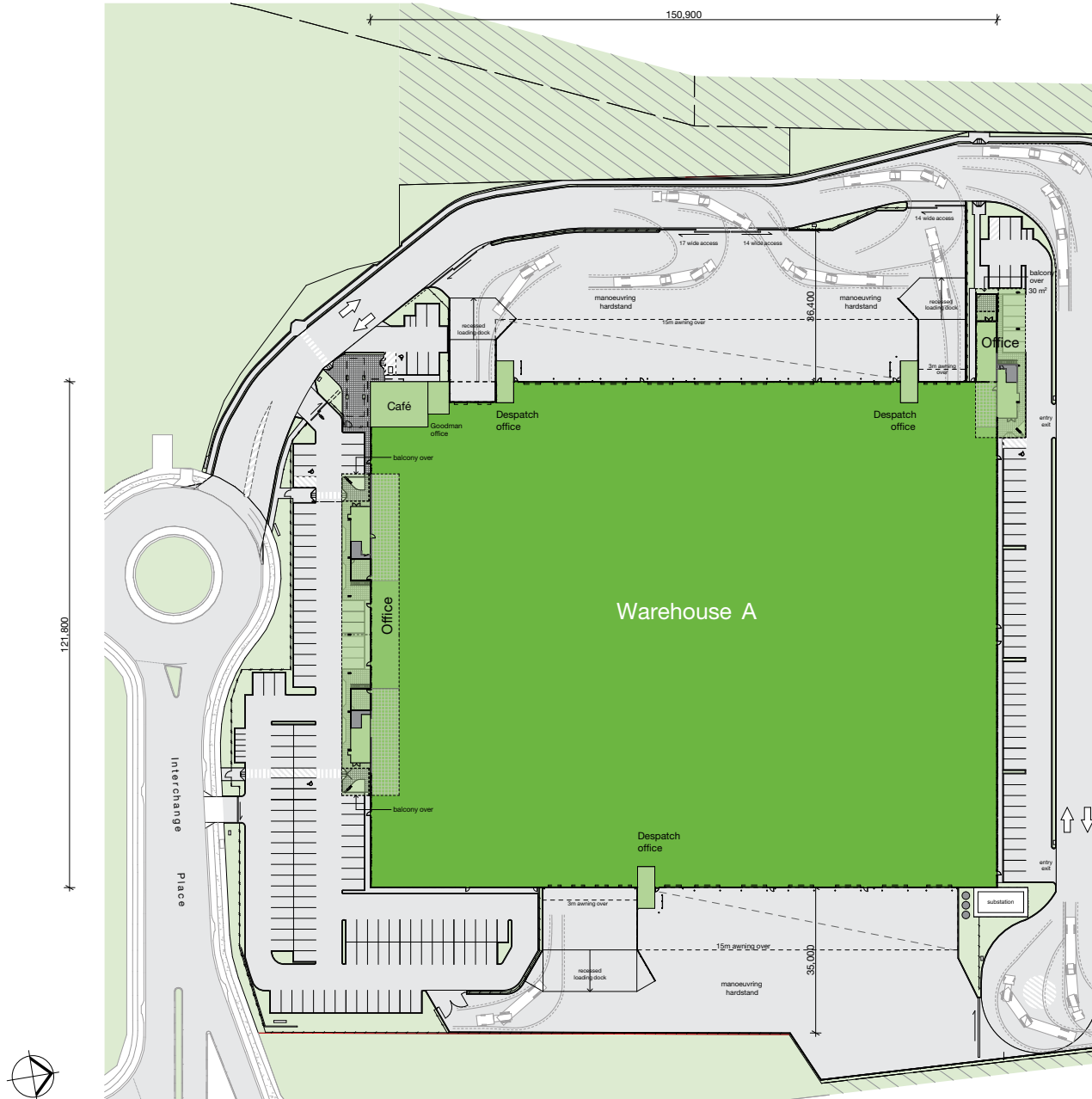


AREA SCHEDULE	SQM
Site area	47,043
Unit 1	
Warehouse	11,451
Office (2 levels)	539
Dock office	42
Total	12,032
Unit 2	
Warehouse	3,711
Office (2 levels)	539
Dock office	42
Total	4,292
Unit 3	
Warehouse	2,909
Office (2 levels)	526
Dock office	42
Total	3,477
Café	221
Goodman office	40
Total building area	20,062



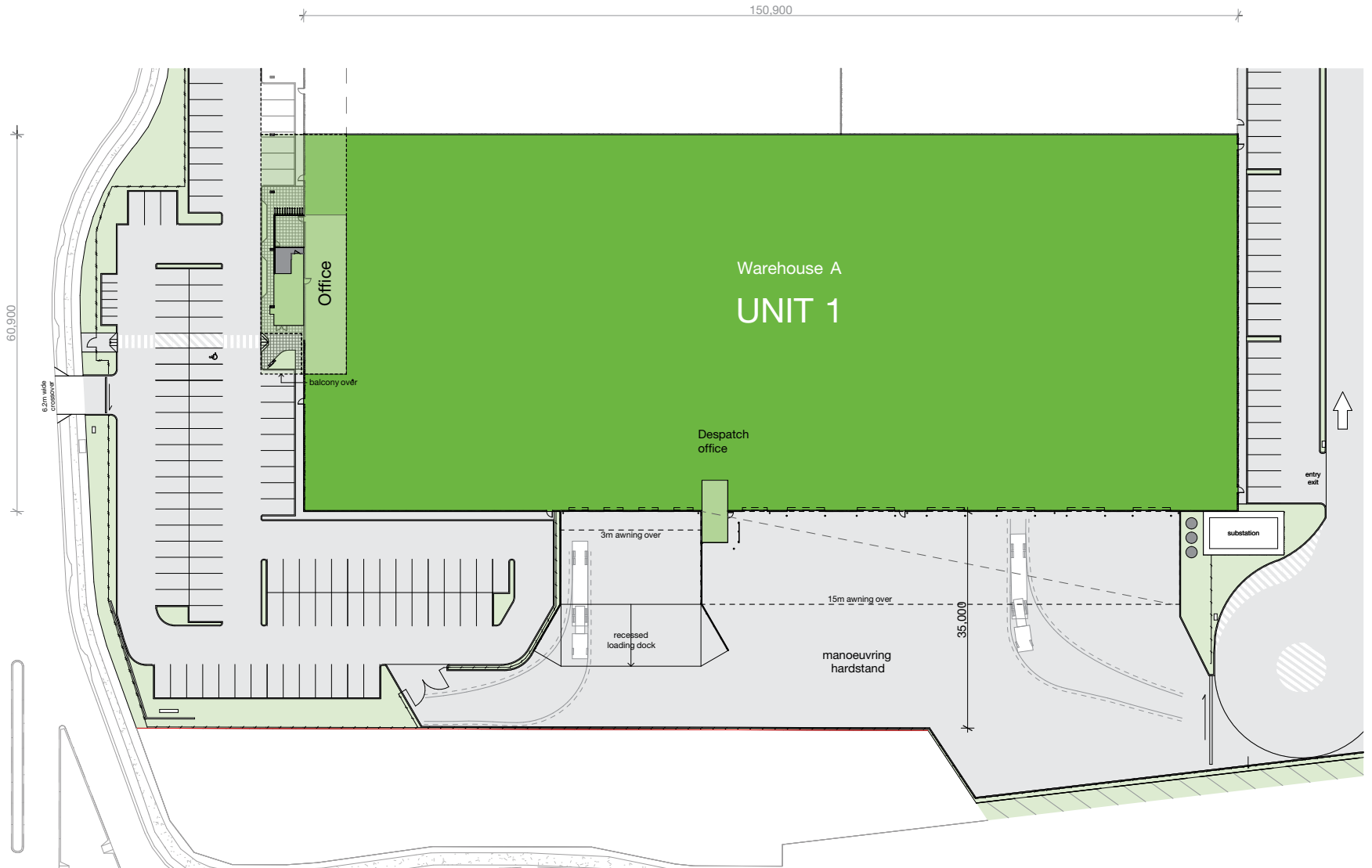
■ For lease

AREA SCHEDULE	SQM
Site area	47,043
Warehouse	18,071
Office 1 (2 levels)	1,078
Office 2 (2 levels)	526
Dock office	126
Total	19,801
Café	221
Goodman office	40
Total building area	20,062



■ For lease

AREA SCHEDULE	SQM
Unit 1	
Warehouse	9,169
Office (2 levels)	539
Dock office	42
Total	9,750
Awning area	1,159
Hardstand area	4,266
Carpark area	2,372

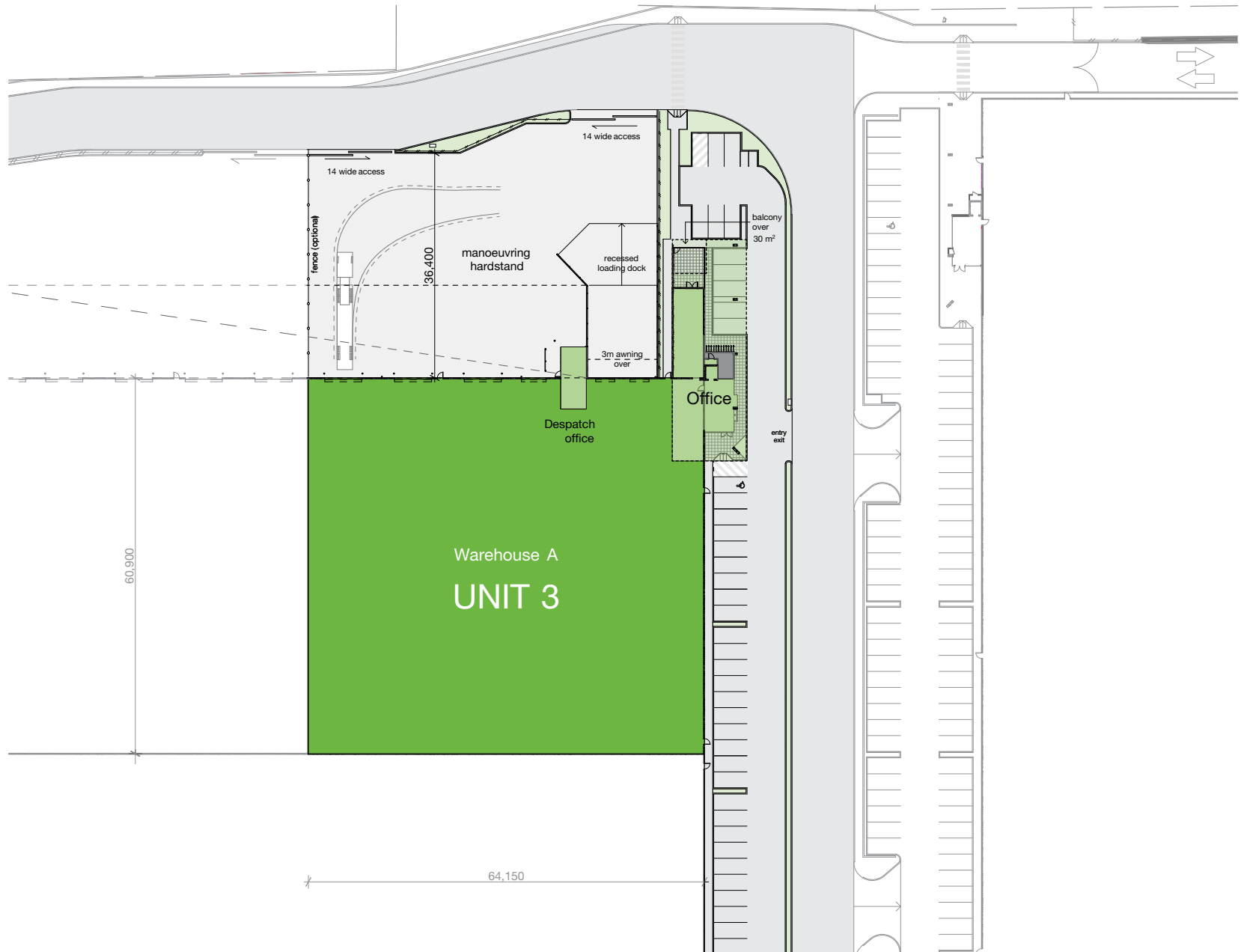


AREA SCHEDULE	SQM
Unit 2	
Warehouse	5,016
Office (2 levels)	539
Dock office	42
Total	5,597
Café	221
Goodman office	40
Awning	850
Hardstand	2,425
Carpark area	1,789

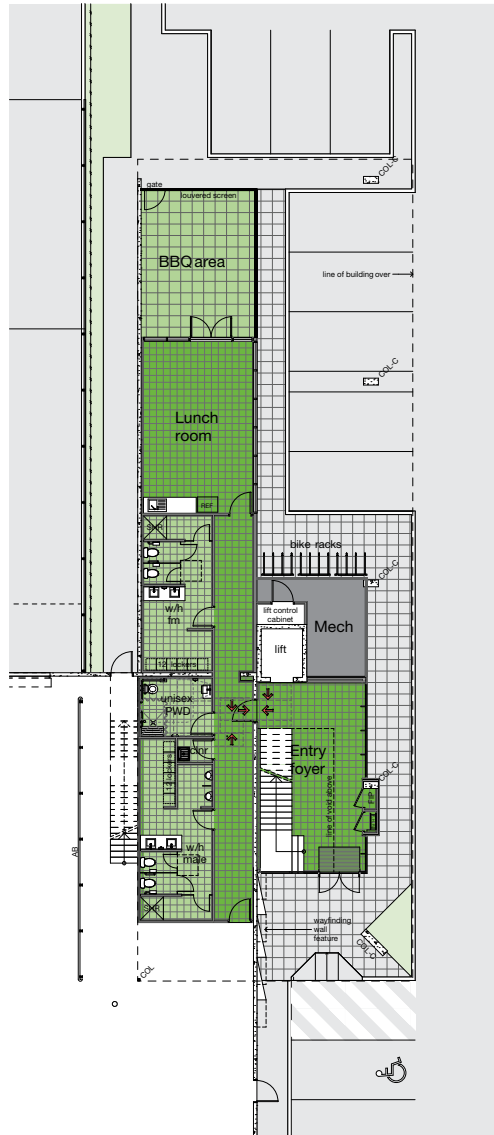


■ For lease

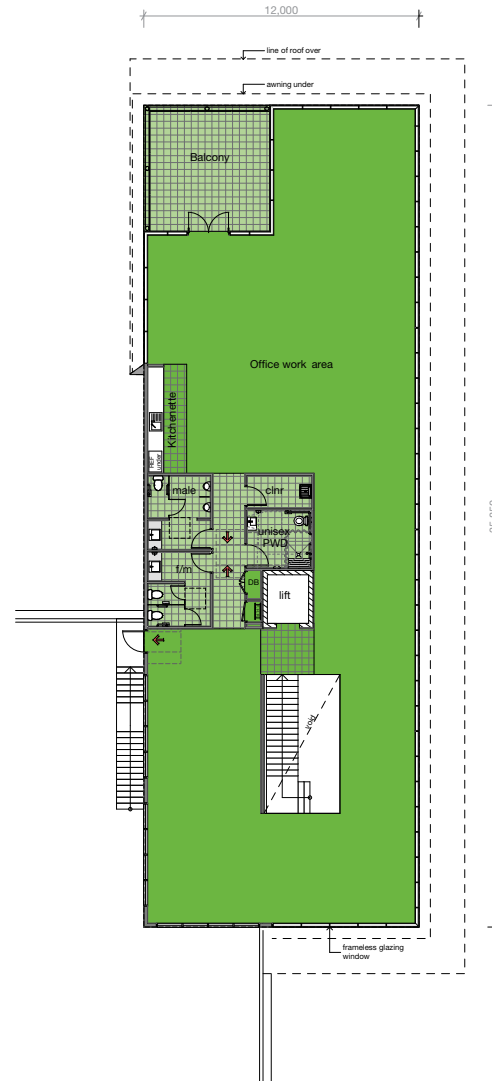
AREA SCHEDULE	SQM
Unit 3	
Warehouse	3,886
Office (2 levels)	526
Dock office	42
Total	4,454
Awning area	710
Hardstand area	2,202
Carpark area	1,280
Car parking spaces	34



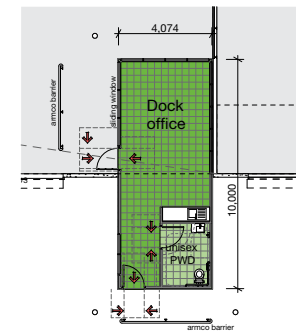
AREA SCHEDULE	SQM
Entry foyer	48
Ground level office	78
Level 1 office	400
Total	526
Dock office	42
Total office area	568



1 ground floor plan - office 3
SCALE 1:100



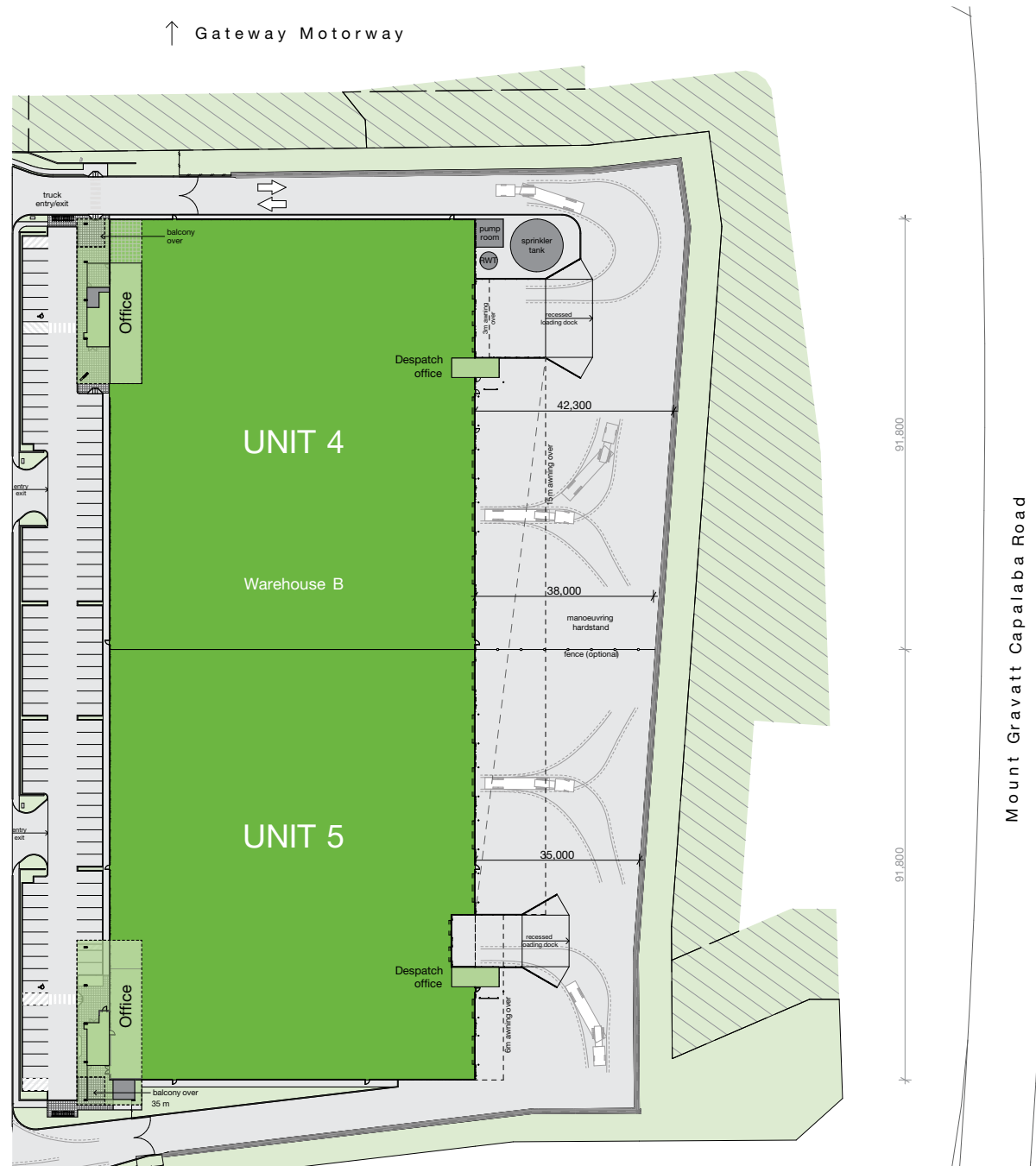
2 first floor plan - office 3
SCALE 1:100



3 ground floor plan - dock office 3
SCALE 1:100

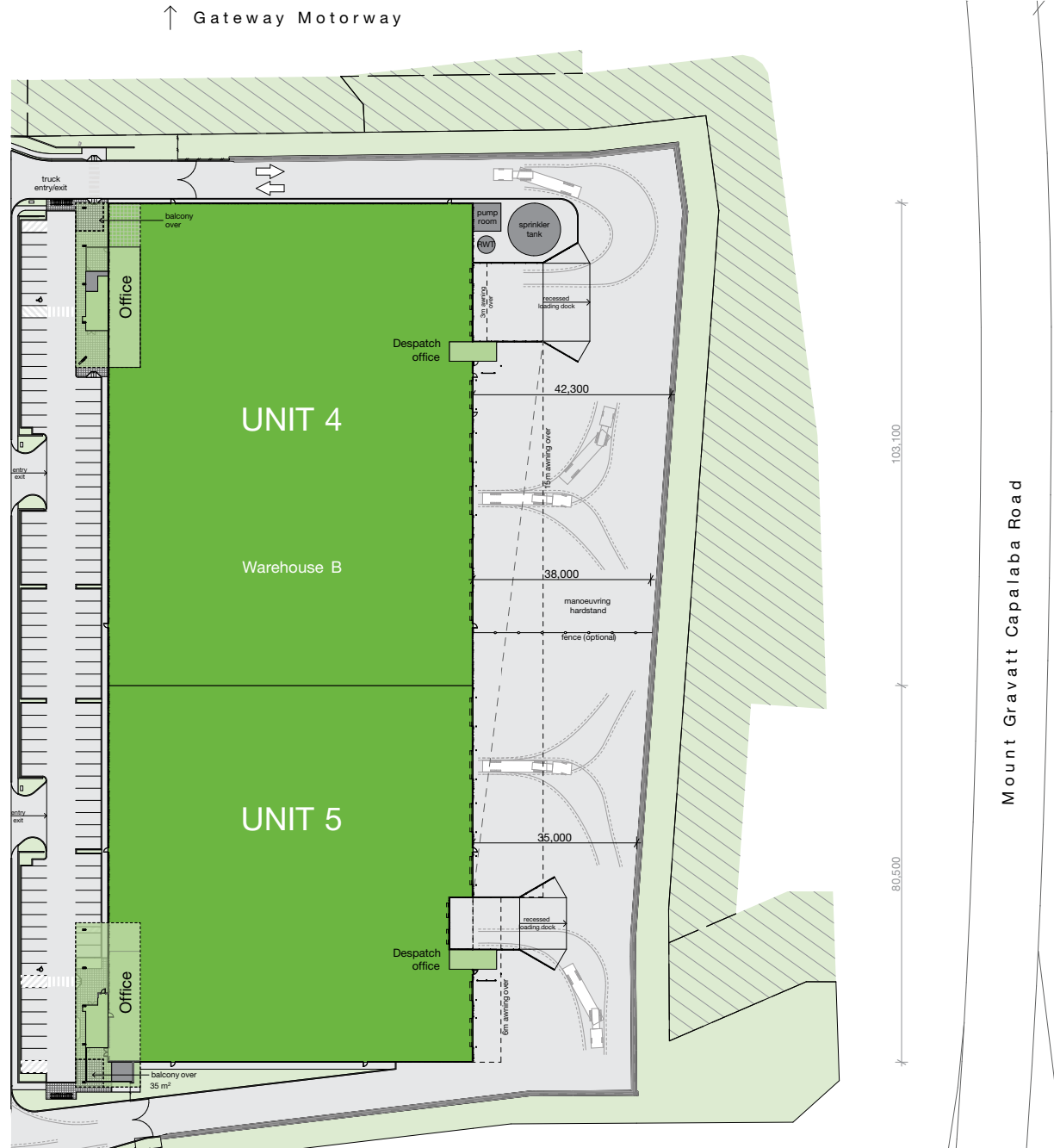


AREA SCHEDULE	SQM
Site area	38,636
Unit 4	
Warehouse	7,140
Office (2 levels)	497
Dock office	42
Total	7,979
Unit 5	
Warehouse	7,085
Office (2 levels)	499
Dock office	42
Total	7,626
Total building area	15,305



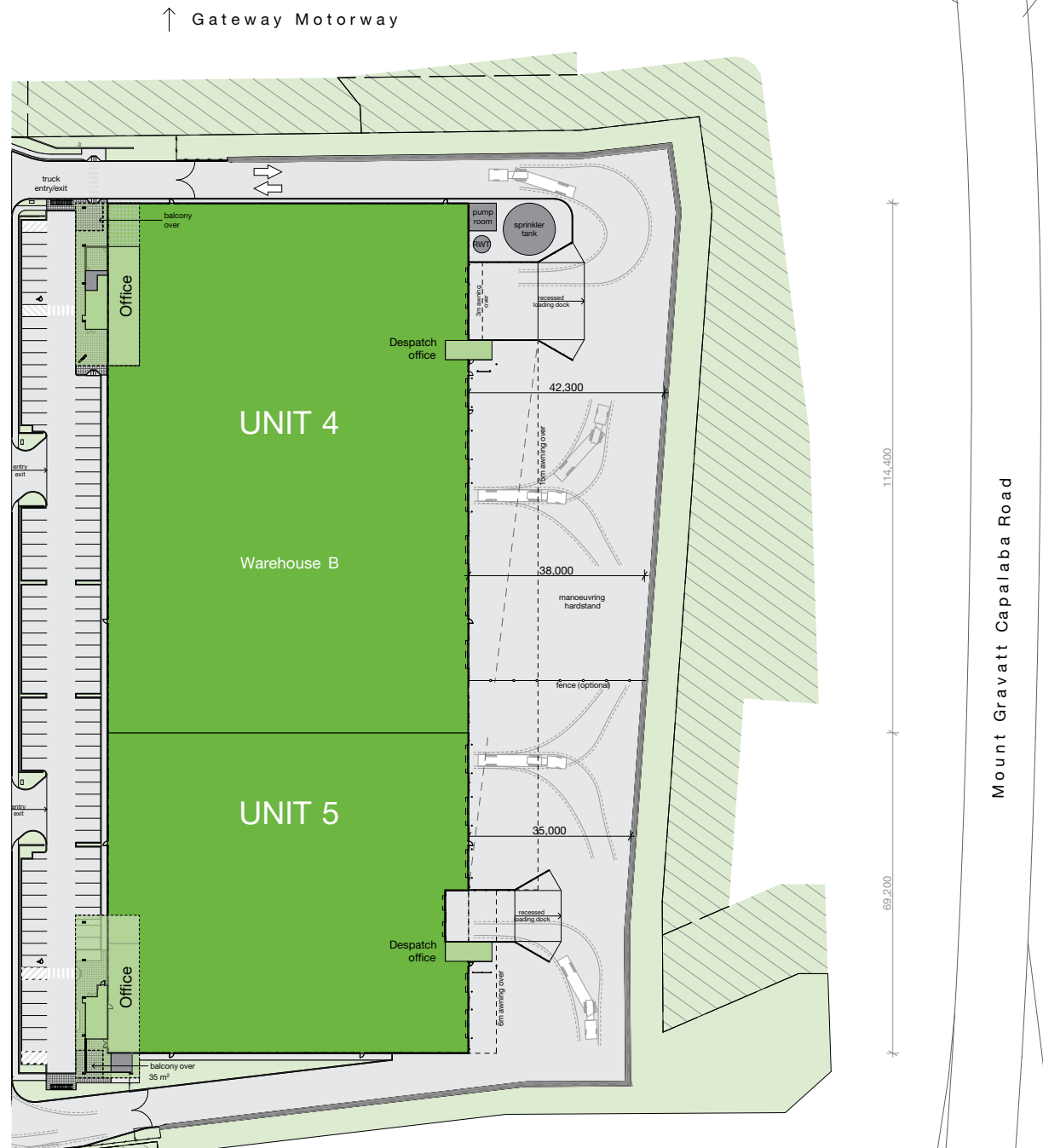
■ For lease

AREA SCHEDULE	SQM
Site area	38,636
Unit 4	
Warehouse	6,258
Office (2 levels)	497
Dock office	42
Total	8,560
Unit 5	
Warehouse	6,204
Office (2 levels)	499
Dock office	42
Total	6,745
Total building area	15,305

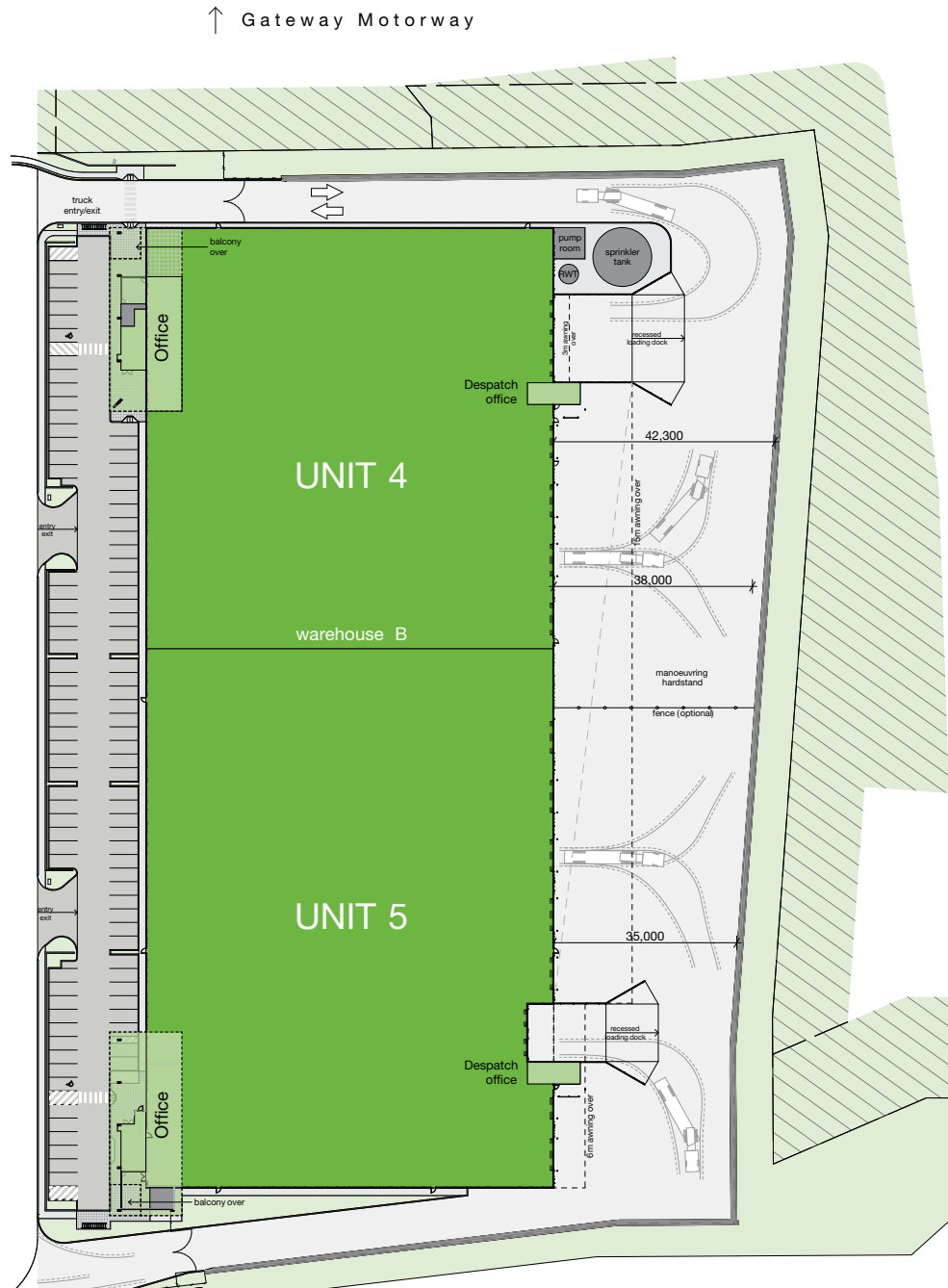


AREA SCHEDULE	SQM
Site area	38,636
Unit 4	
Warehouse	8,903
Office (2 levels)	497
Dock office	42
Total	9,442
Unit 5	
Warehouse	5,322
Office 1 (2 levels)	499
Dock office	42
Total	5,863
Total building area	15,305

■ For lease



AREA SCHEDULE	SQM
Site area	38,636
Unit 4	
Warehouse	6,528
Office (2 levels)	497
Dock office	42
Total	6,797
Unit 5	
Warehouse	7,966
Office (2 levels)	499
Dock office	42
Total	8,507
Total building area	15,304



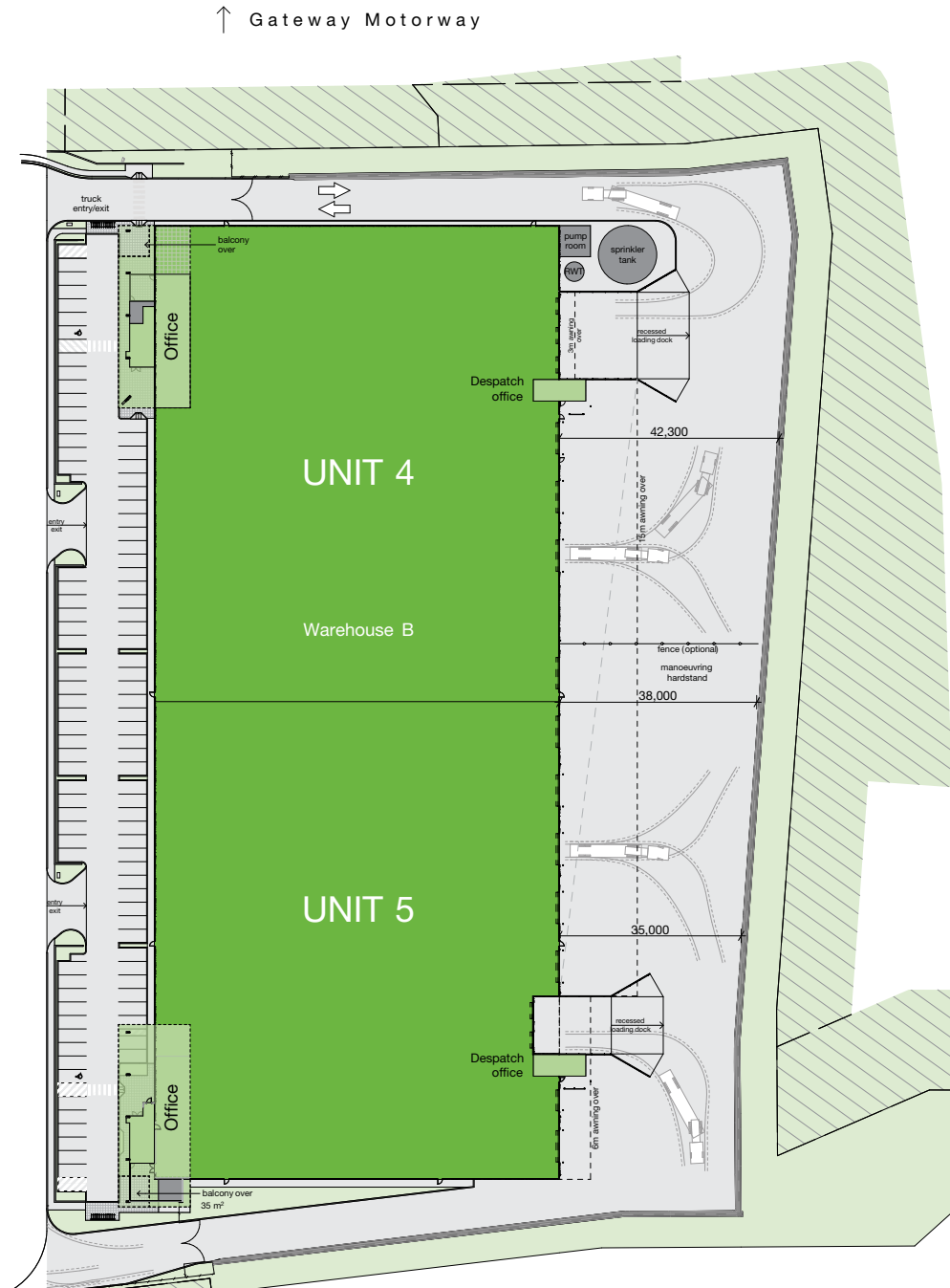
80,500

103,100

Mount Gravatt Capalaba Road

■ For lease

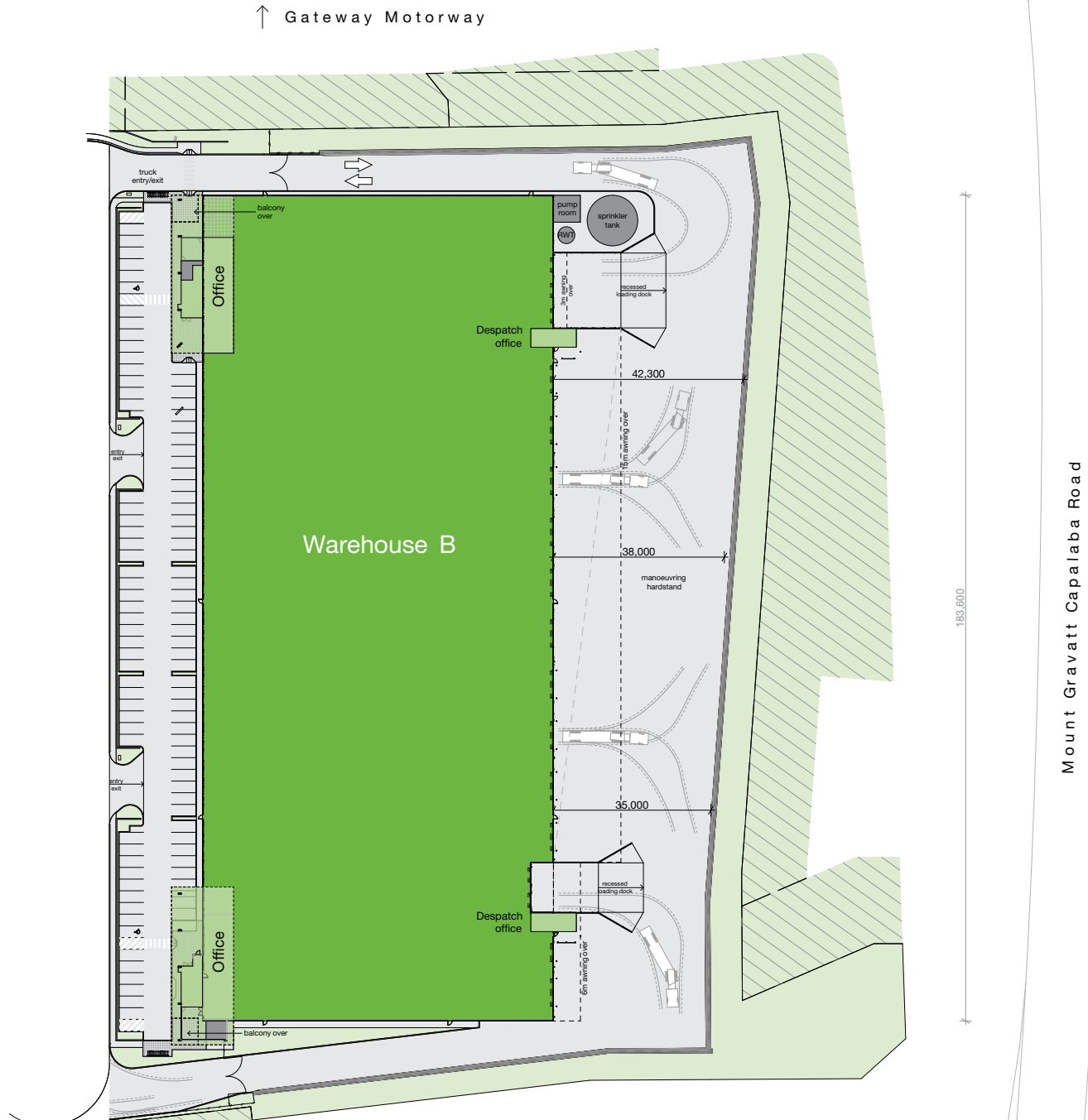
AREA SCHEDULE	SQM
Site area	38,636
Unit 4	
Warehouse	5,377
Office (2 levels)	497
Dock office	42
Total	5,916
Unit 5	
Warehouse	8,848
Office 1 (2 levels)	499
Dock office	42
Total	9,389
Total building area	15,305



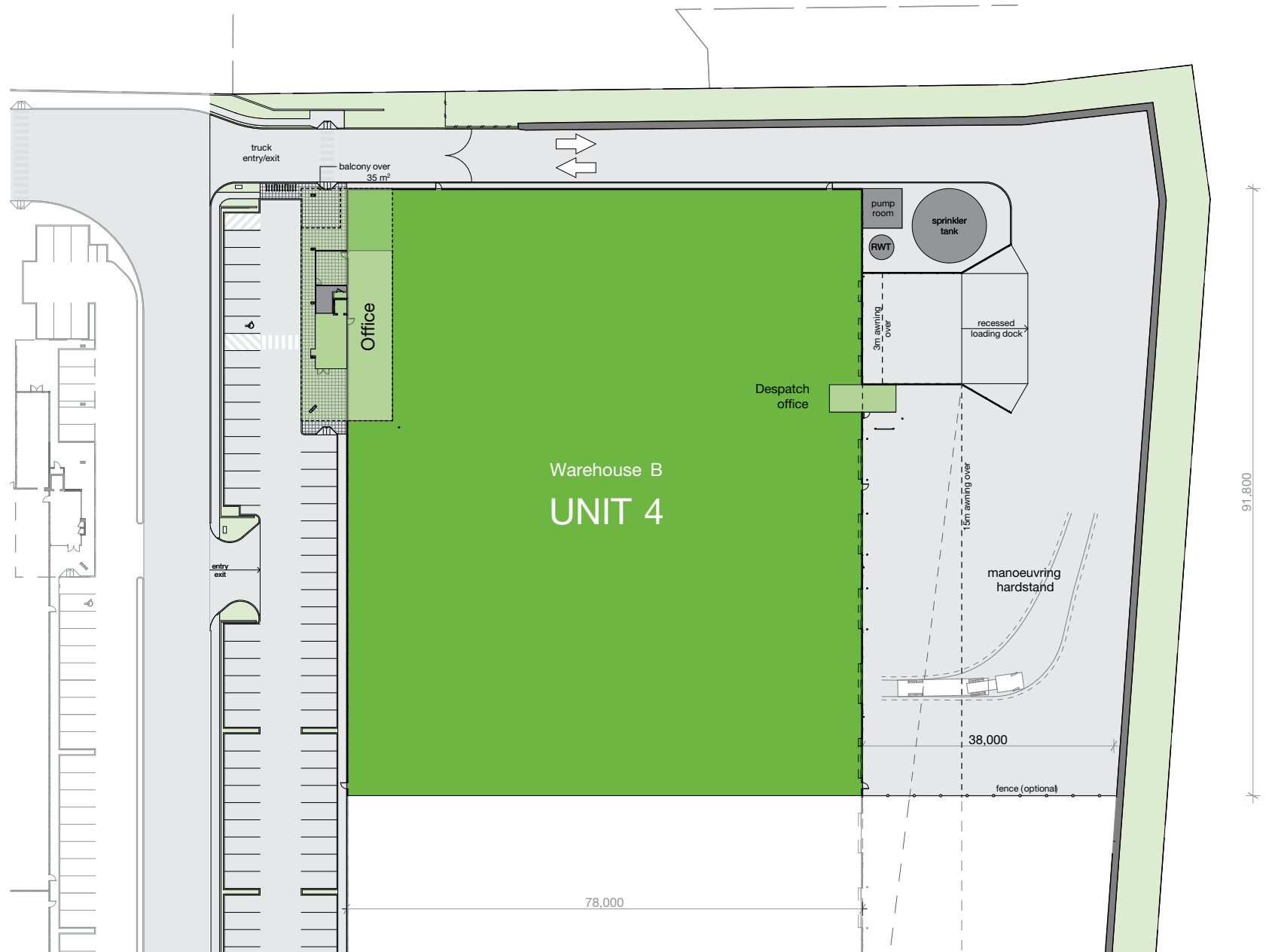
■ For lease

AREA SCHEDULE	SQM
Site area	38,636
Warehouse	14,225
Office 4 (2 levels)	497
Office 5 (2 levels)	499
Dock offices	84
Total building area	15,305

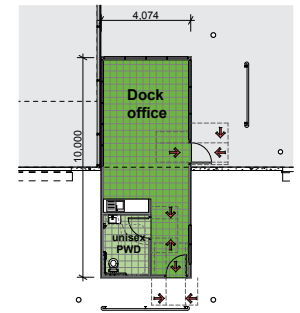
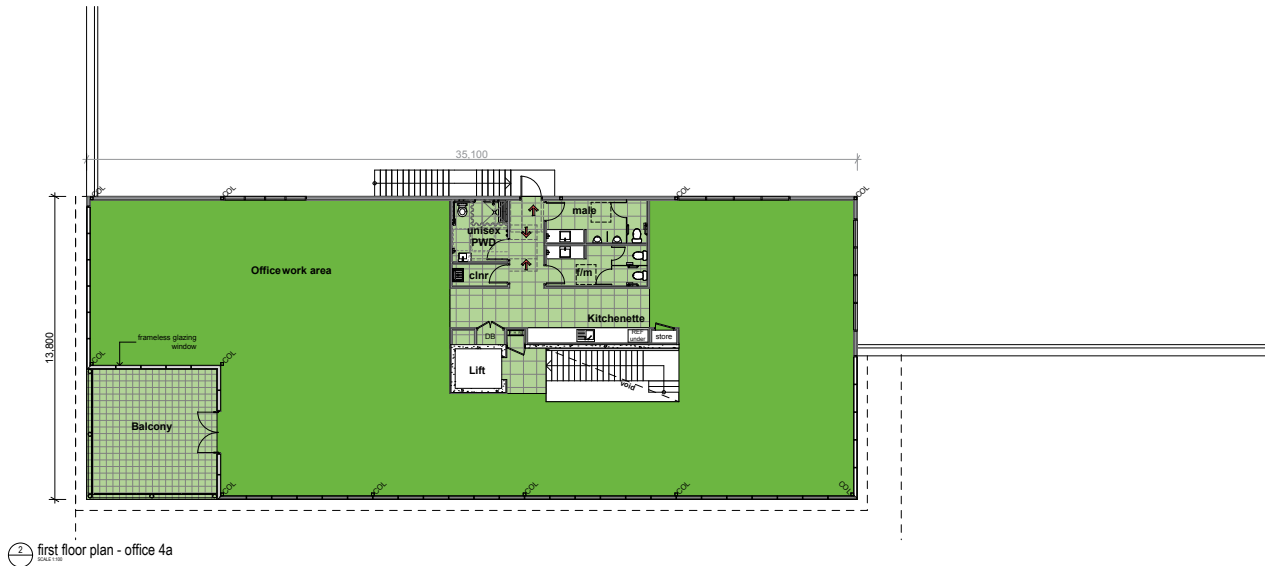
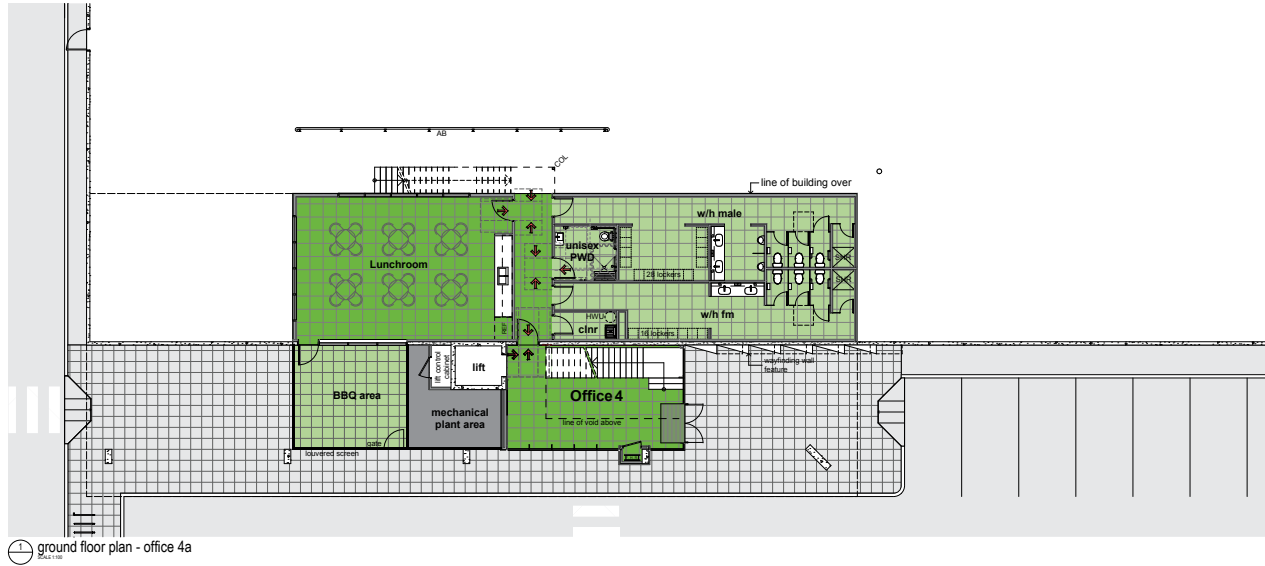
■ For lease



AREA SCHEDULE	SQM
Unit 4	
Warehouse	7,140
Office (2 levels)	497
Dock office	42
Total	7,679
Awning area	985
Hardstand area	4,765
Carpark area	1,097
Car parking spaces	56



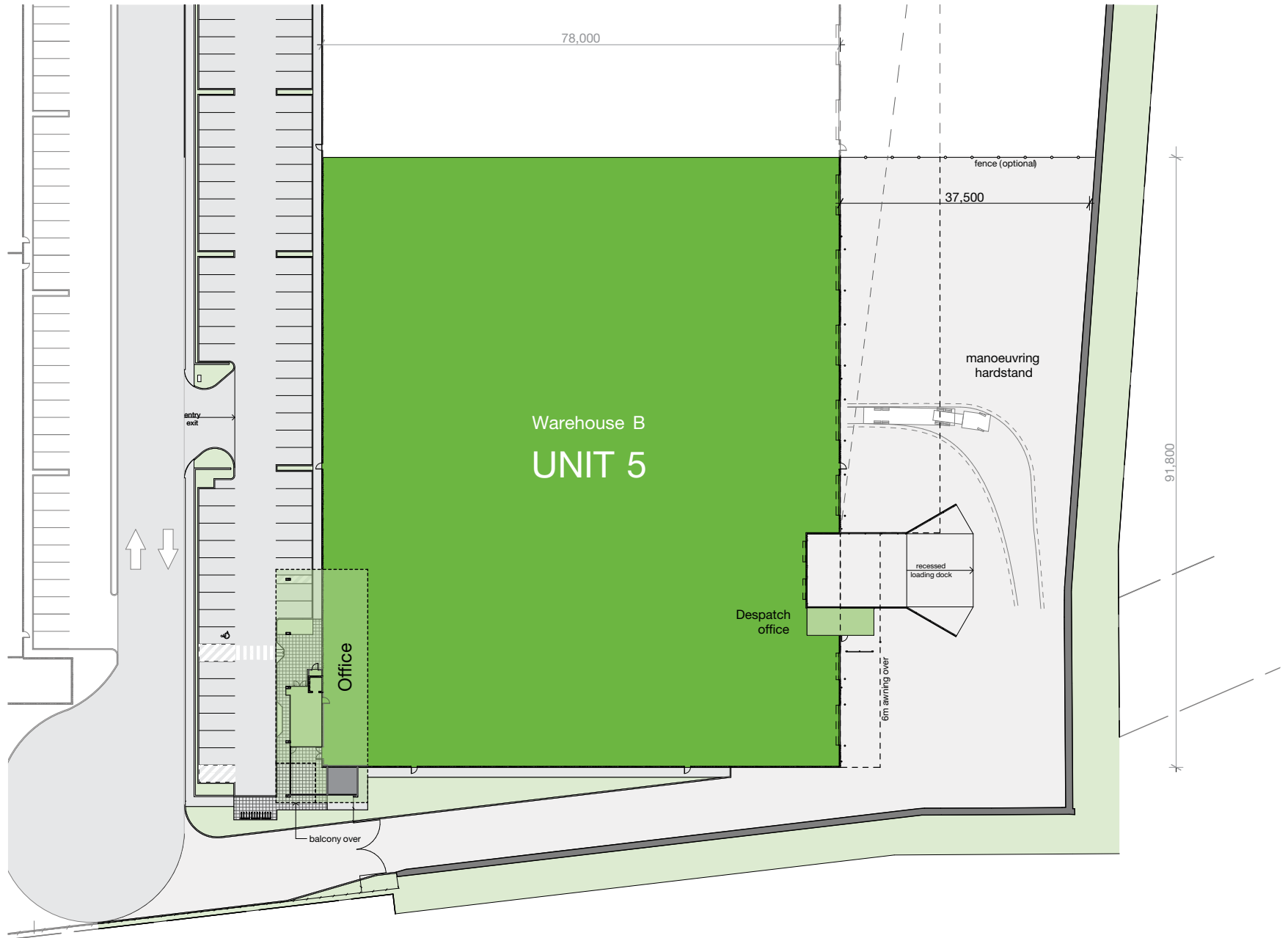
AREA SCHEDULE	SQM
Entry foyer	48
Level 1 office	449
Total	497
Dock office	42
Total office area	539



ground floor plan - dock office 4
SCALE 1:100

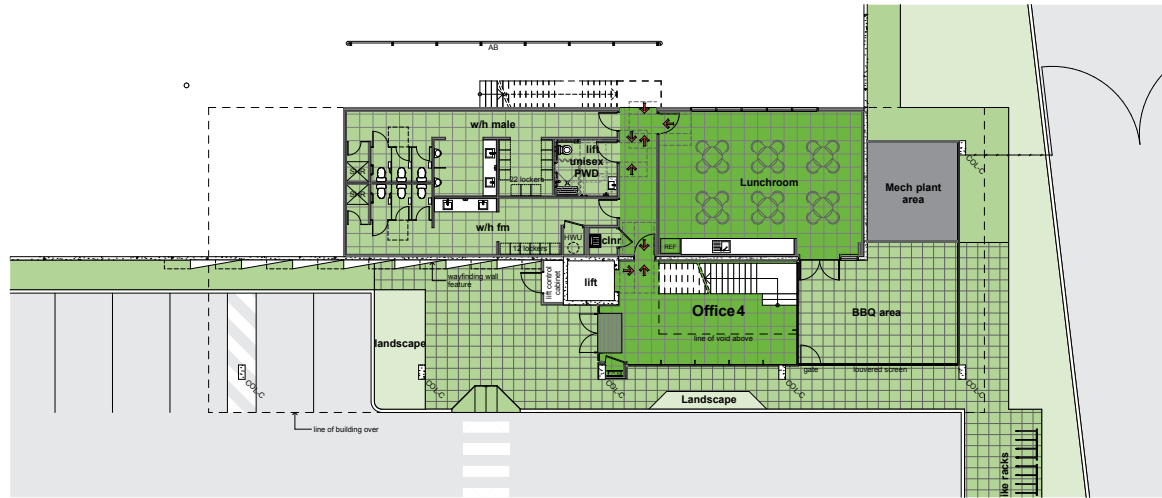


AREA SCHEDULE	SQM
Unit 5	
Warehouse	7,085
Office (2 levels)	499
Dock office	42
Total	7,626
Awning area	1,059
Hardstand area	4,402
Carpark area	1,337
Car parking spaces	46

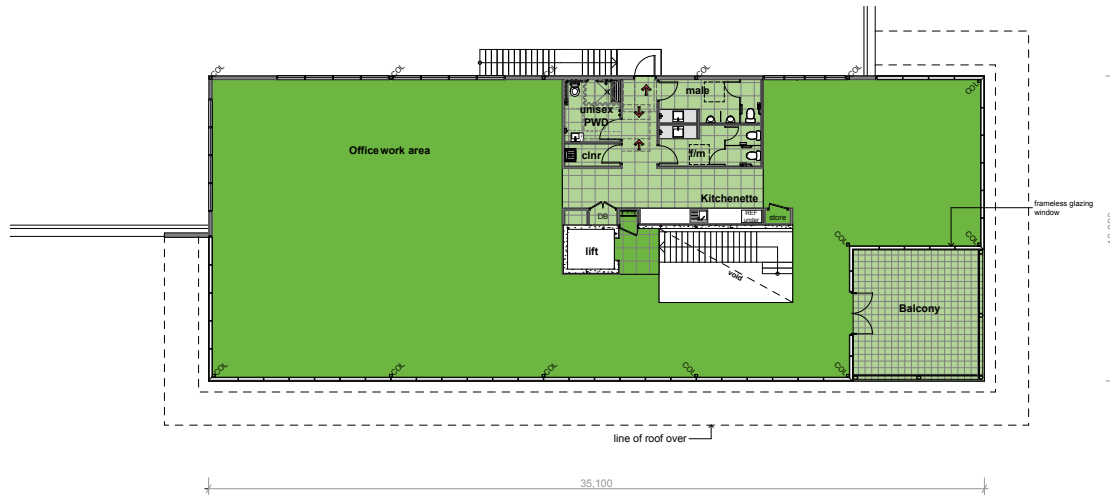


■ For lease

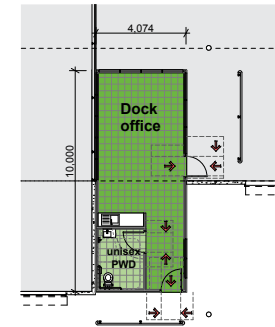
AREA SCHEDULE	SQM
Entry foyer	50
Level 1 office	449
Total	499
Dock office	42
Total office area	541



1 ground floor plan - office 5

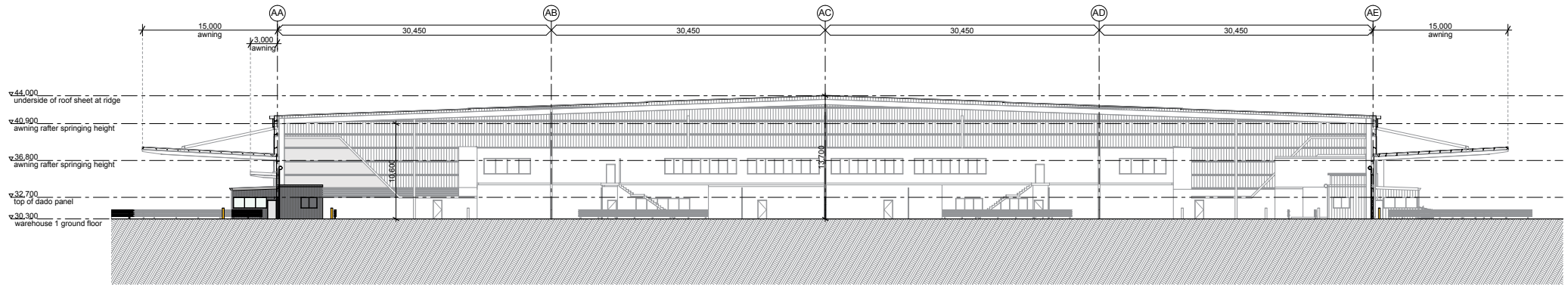


2 first floor plan - office 5

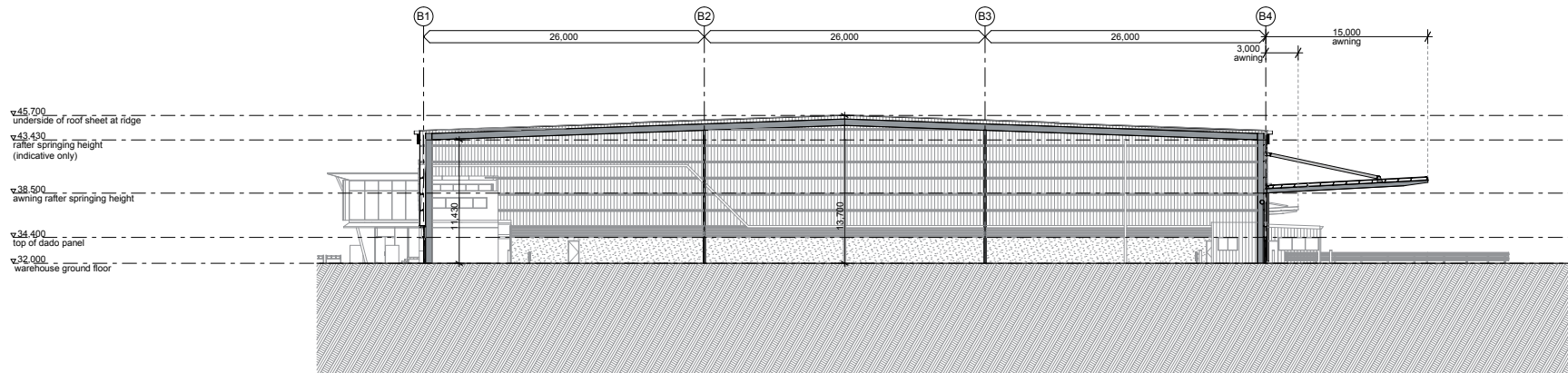


3 ground floor plan - dock office 5





1 warehouse 1 - section
SCALE 1:250



2 warehouse 2 - section
SCALE 1:250

note: final building heights will be subject to structural engineer's design

PROVEN TRACK RECORD+



Customers	Silk Contract Logistics and Yusen Logistics
Size	Total 39,996 sqm comprising of 38,664 sqm of warehouse and 1,332 sqm of office
Time to construct	10 months
Special features	+ Upgraded fire system suitable for combustible products + Container park (90 tonne axle loads)



PORT CONNECT DISTRIBUTION CENTRE



Customer	Kmart
Size	Total 51,857 sqm comprising of 50,065 sqm of warehouse and 1,792 sqm of office
Time to construct	11 months
Special features	<ul style="list-style-type: none"> + Full drive around facility with container park + Climate control area for confectionary

EXPORT MOTORWAY ESTATE



Customers PepsiCo, Deliver Group and MRC Australia

Size Total 30,224 sqm comprising of 28,028 sqm of warehouse and 2,196 sqm of office

Time to construct 9 months





REDBANK MOTORWAY ESTATE



Customers	DB Schenker / Zenexus
Size	Total 46,994 sqm comprising of 46,005 sqm of warehouse and 989 sqm of office
Time to construct	9 months
Special features	<ul style="list-style-type: none"> + Tapa security standard compliant facility + Back up power generator + Flexible inter-tenancy wall to provide for future growth

REDBANK MOTORWAY ESTATE



Customers	Northline, Tyres4U
Size	Total 23,336 sqm comprising of 22,516 sqm of warehouse and 820 sqm of office
Time to construct	9 months
Special features	+ Drive through / breezeway facility + Fire system upgraded for compliant tyre storage





REDBANK MOTORWAY ESTATE

Customer	TNT
Size	Total 27,851 sqm comprising of 26,422 sqm of warehouse and satellite buildings and 1,429 sqm of office
Time to construct	11 months
Special features	<ul style="list-style-type: none"> + Fully automated sortation system integrated with base building + Maintenance, truck wash and refuelling facilities on-site + Customer collections facility + Permanent back up generator





ROCHEDALE MOTORWAY ESTATE



Customer	Amart Furniture
Size	50,571 sqm comprising of 48,507 sqm of warehouse and 2,064 sqm of office
Time to construct	11 months
Special features	<ul style="list-style-type: none"> + 38 recessed docks + 25m drive through canopy + 30m semi cantilevered awning + 3,500 sqm warehouse mezzanine + 100 kw solar PV system + Fire system upgrade for expanded plastic





ROCHEDALE MOTORWAY ESTATE



Customers	Japanese Food Corporation (JFC), Franklyn and Moreton Hire
Size	Total 21, 644 sqm comprising of 19,657 sqm of warehouse and 1,987 sqm of office
Time to construct	8 months
Special features	+ Freezer/chiller facilities integrated into base building works for JFC





Customer	Beaumont Tiles
Size	Total 13,287 sqm comprising of 12,682 sqm of warehouse and 605 sqm of office
Time to construct	7.5 months
Special features	+ 9 tonne slab point loading for tile storage + Very narrow aisle racking solution



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.



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



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.

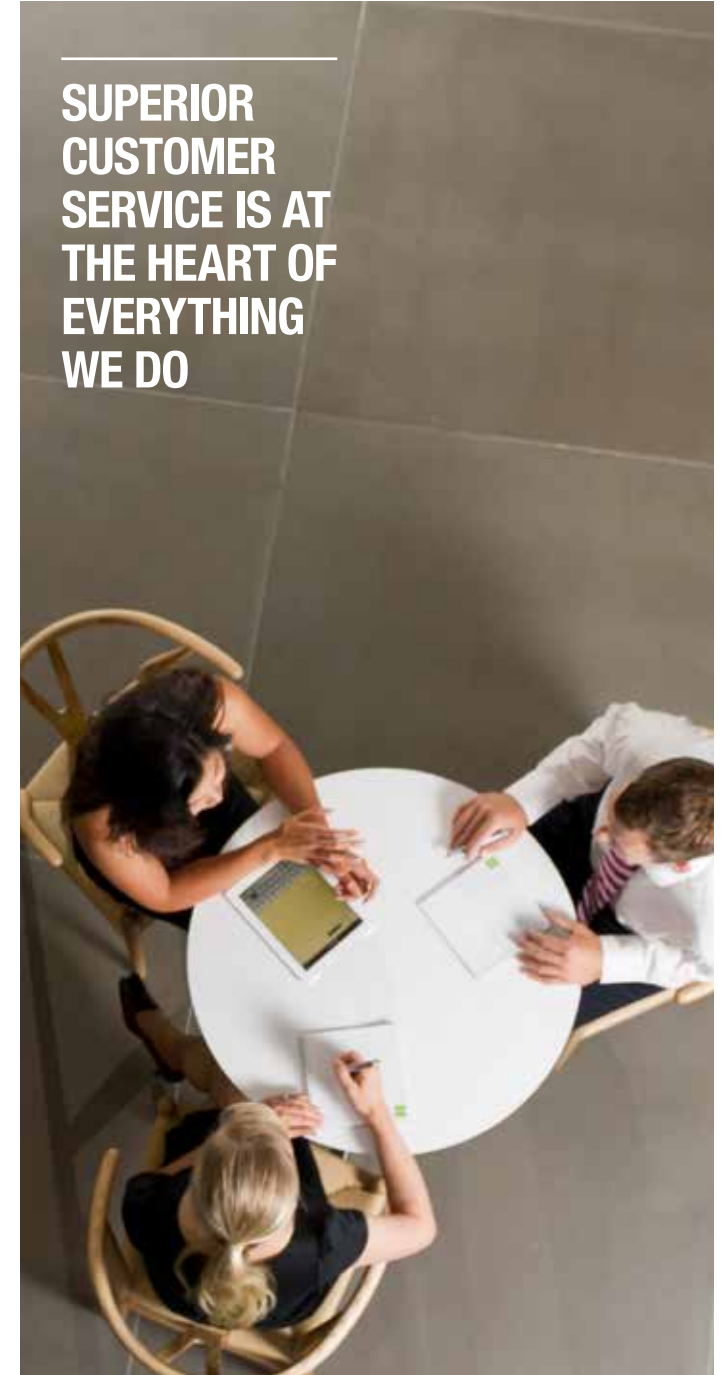


Manage

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.



**SUPERIOR
CUSTOMER
SERVICE IS AT
THE HEART OF
EVERYTHING
WE DO**



Goodman overview



OWN+DEVELOP+MANAGE

With total assets of A\$34.6 billion and 370 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 1,000+ professionals working in 28 offices across 16 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.

\$34.6bn

total assets under management

1,700+

business space customer base (approx.)

17.4m

sqm of business space under management

370

business space properties under management

16

total number of countries operating in

\$3.5bn

development work in progress

1,000+

dedicated property professionals (approx.)

28

offices worldwide

Safety at work

Goodman has a global platform informing our safety policy. Our approach is well considered and based on an evolving set of design principals established from years of experience and leveraging industry wide lessons learned.



Safety in Design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in Construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Routine safety audits.

Safety in Occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent property management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.

Contact



Daniel Brekan

General Manager Queensland

T 07 3040 3302

M 0414 787 072

daniel.brekan@goodman.com

Goodman

Level 15

111 Eagle Street

Brisbane, QLD 4000

T 07 3040 3300

goodman.com/au



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