

Making space for greatness

Goodman⁺

Space for:
driving distribution

REDBANK MOTORWAY ESTATE
54 MONASH ROAD, REDBANK, QLD



54 Monash Road at Redbank Motorway Estate offers flexible tenancy options with spaces available from 5,080–14,315 sqm.

Features

- ✓ 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.



Opportunity

The unique development opportunity at 54 Monash presents 5,080–14,315 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, Coles, 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.

The estate benefits from significant expenditure on infrastructure upgrades to ensure better connections, decreased travel time and allows for A-double and B-double vehicle access.



REDBANK MOTORWAY ESTATE – AERIAL PERSPECTIVE CITY VIEW



Artist's impression

AERIAL VIEW – REDBANK MOTORWAY ESTATE STAGE 3 POST DEVELOPMENT



AERIAL – NORTH VIEW LOOKING SOUTH





Road



1KM
to Ipswich
Motorway

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.

Redbank Motorway Estate is ideally located in the thriving South East location of Ipswich, benefiting from excellent road, rail and public transport connectivity.

Train



TRAIN STATION
Adjacent to
the estate

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.

Bus



BUS STOP
Adjacent to
the estate

- + 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](#)



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



Fitness

- + **Freedom Health and Fitness** – 9/59 Brisbane Road, Redbank
- + **Just Sports n' Fitness** – 1 Chalk Street, Redbank
- + **Anytime Fitness** – Intersection of Jones & Redbank Plains Road, Redbank Plains

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

Located on Robert Smith Street, Zac's Carvery provides staff and visitors with the a range of freshly made food and drinks and corporate catering.

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

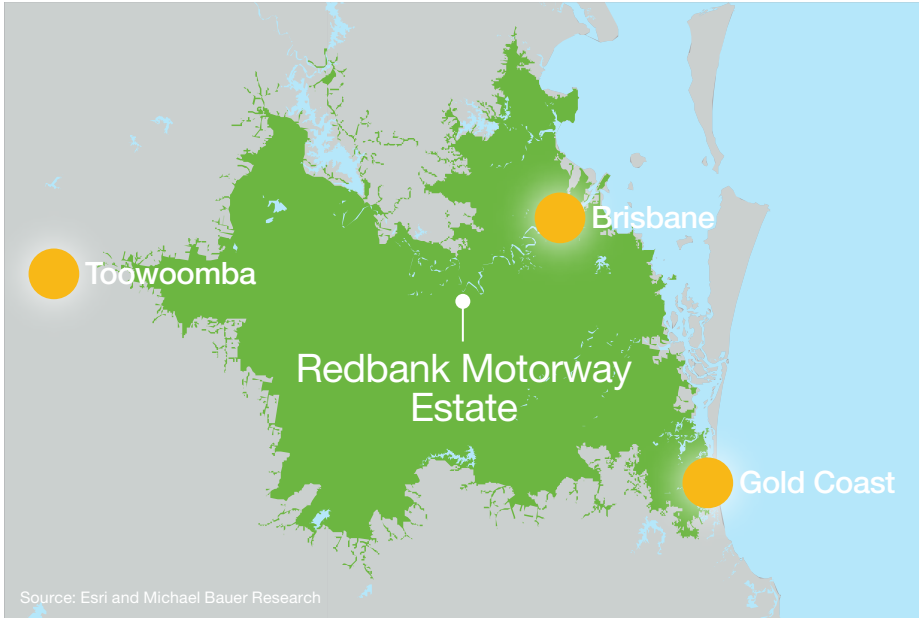
- + **The Lakes Early Learning & Child Care Centre** – 3 Spring Avenue, Springfield Lakes
- + **Kindy Patch** – 37 Sinnathamby Boulevard, Springfield
- + **Guardian Early Learning Centre** – 51 Barry Alexander Drive, Springfield



VIEW FROM ABOVE



KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME



2.7m

TOTAL POPULATION



1.1m

TOTAL HOUSEHOLDS



2.51 people

AVERAGE HOUSEHOLD SIZE



\$45,218

PURCHASING POWER (PER CAPITA)



\$120.9bn

TOTAL PURCHASING POWER

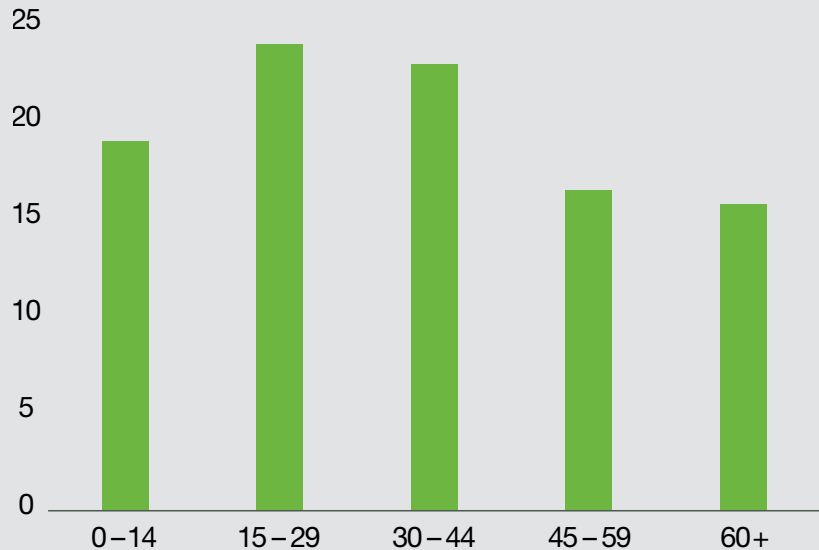


100.5

PURCHASING POWER INDEX

POPULATION BY AGE

%



TOTAL SPEND ON:



\$620.1m

FOOTWEAR



\$3.0bn

CLOTHING



\$10.3bn

FOOD + BEVERAGE



\$1.8bn

ELECTRONICS + IT



\$2.2bn

MEDICAL PRODUCTS



\$2.5bn

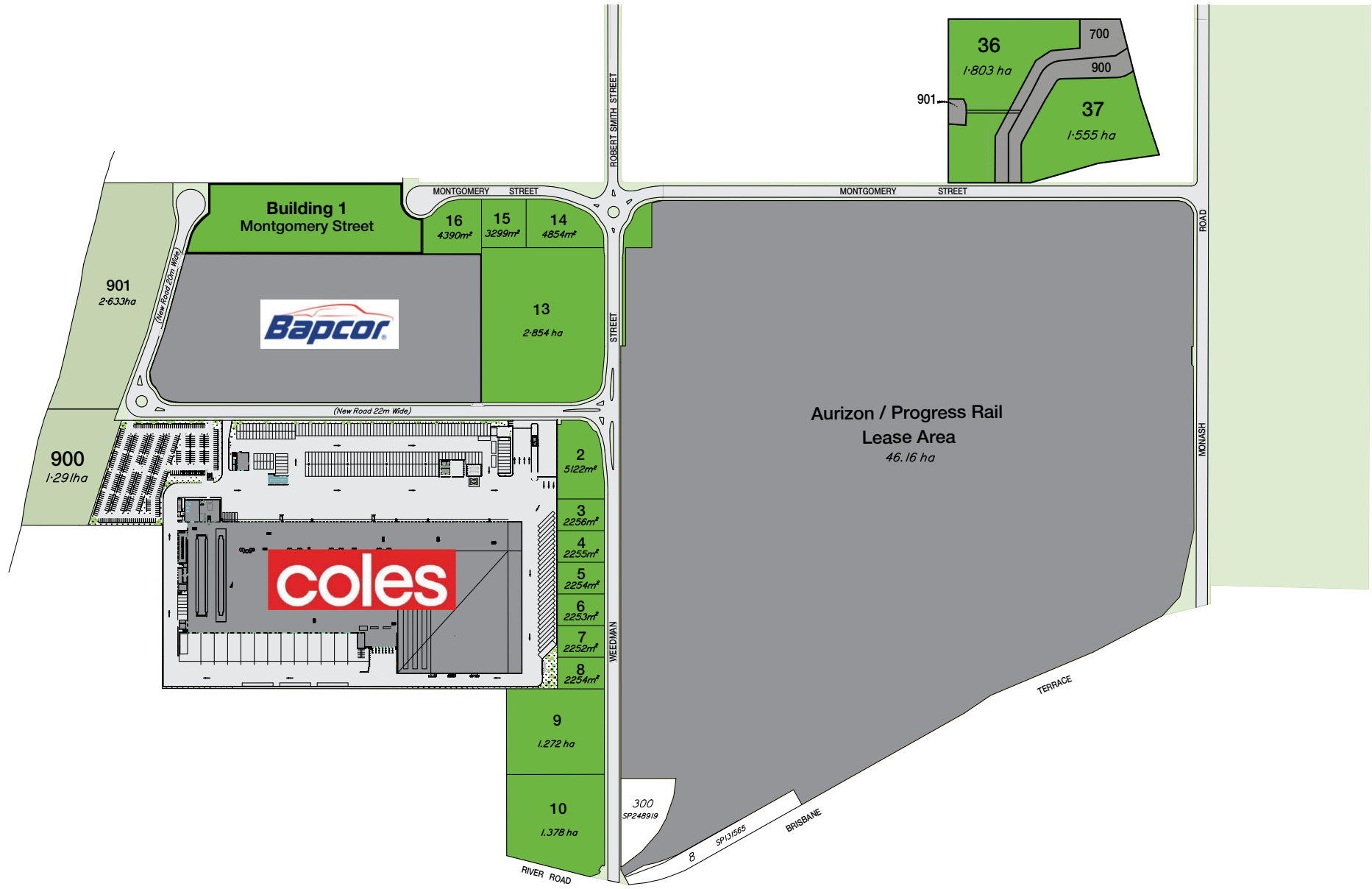
PERSONAL CARE



Artist's impression – Monash Road street view

Buildings may be adapted to suit your specific requirements

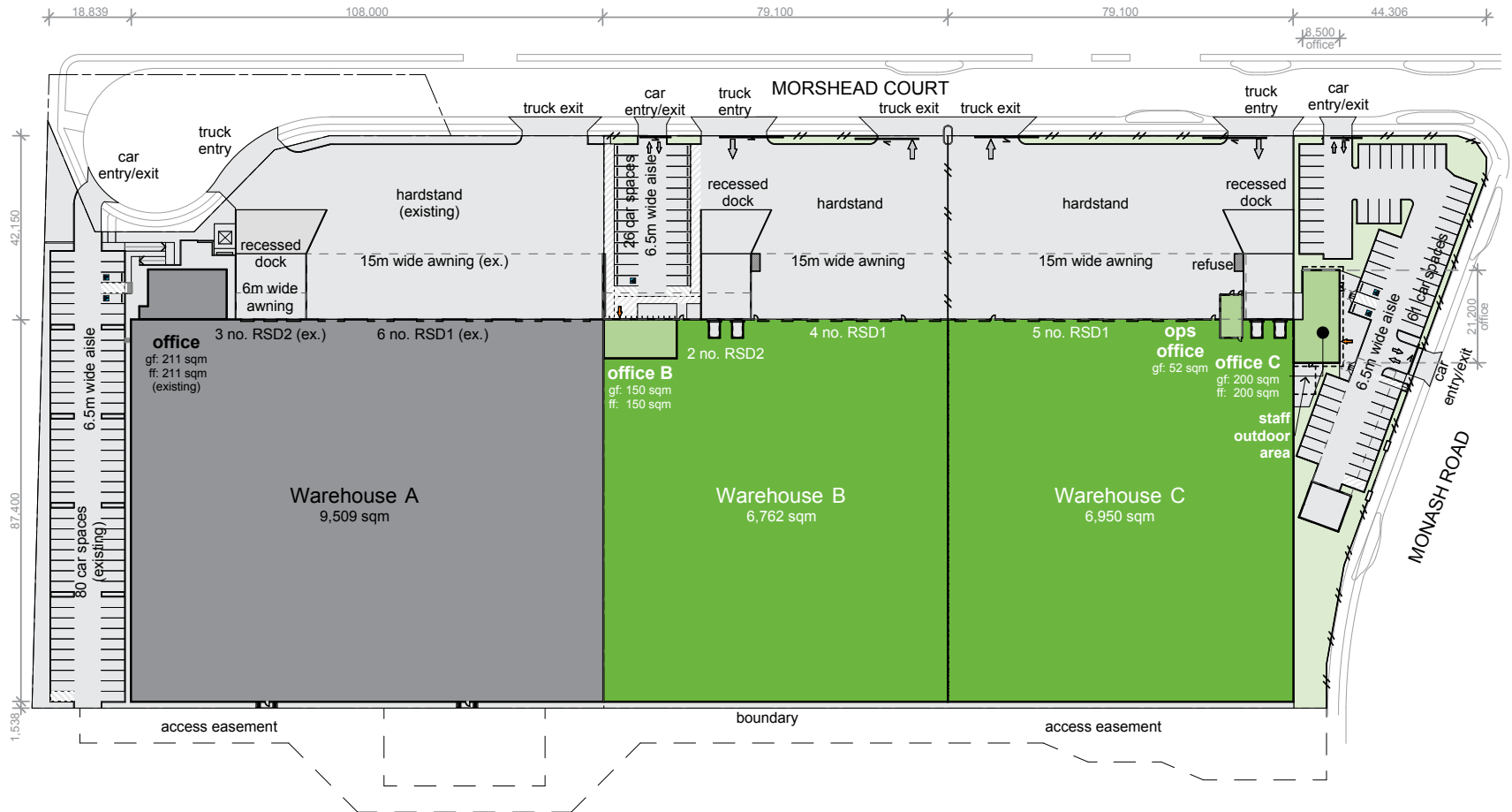




■ Available for lease or turn key developments

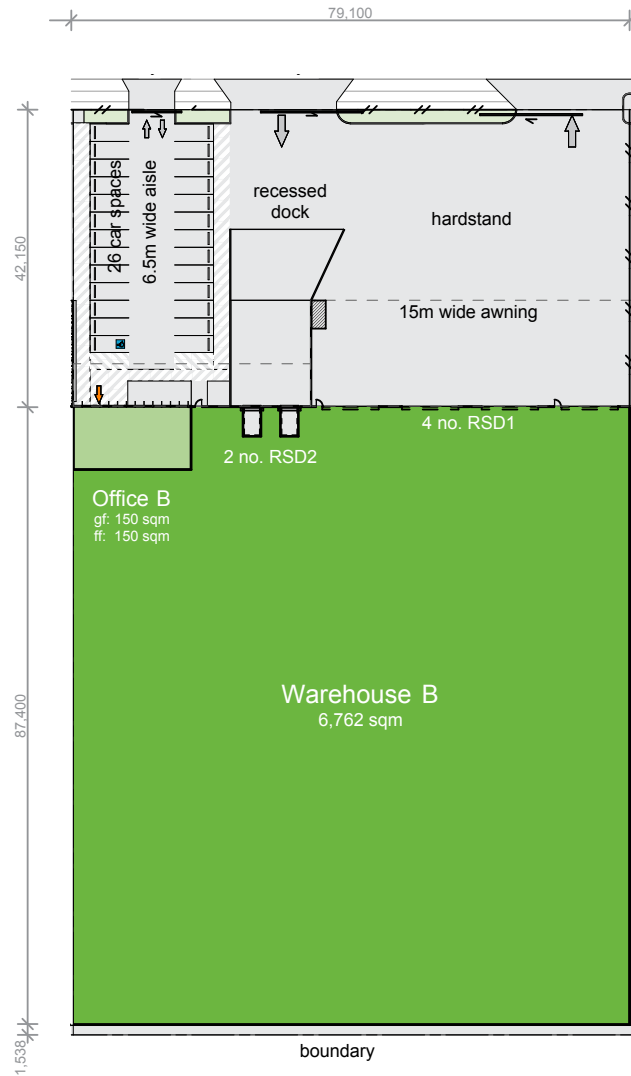
OPTION 1 – SITE PLAN

AREA SCHEDULE	SQM
Warehouse B	6,762
Office ground floor	150
Office first floor	150
Total	7,062
Warehouse C	6,950
Office ground floor	200
Office first floor	200
Dock office area	52
Total	7,402
Total building area	14,464
Car parking	72 spaces



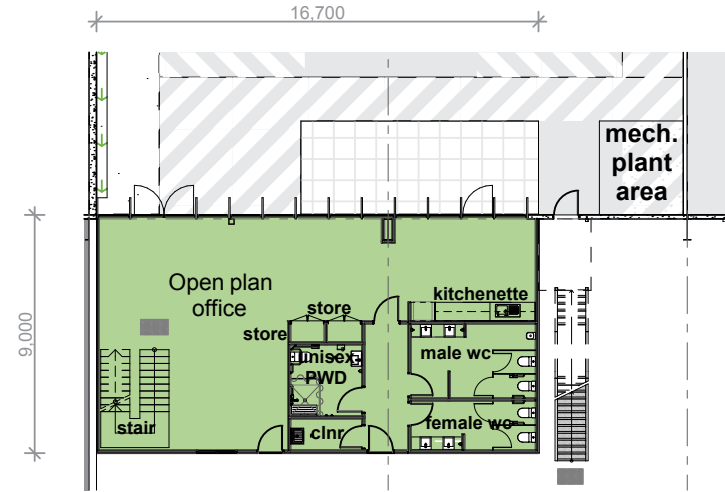
OPTION 1 – WAREHOUSE B PLAN

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Office B first floor	150
Total	7,062

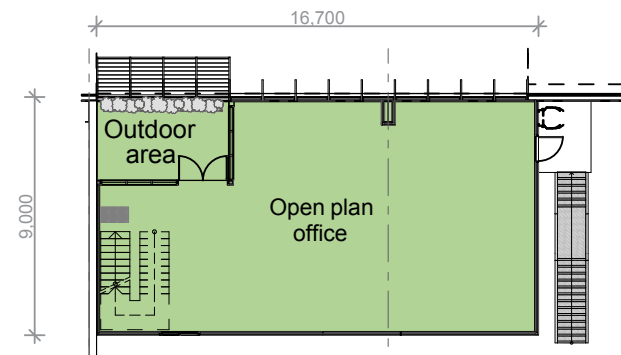


Warehouse B – Tenancy layout

■ FOR LEASE



Ground floor – Office B



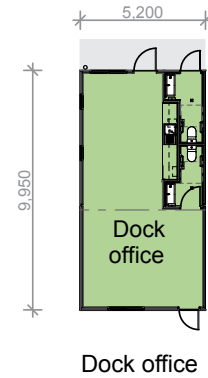
First floor – Office B

OPTION 1 – WAREHOUSE C PLAN

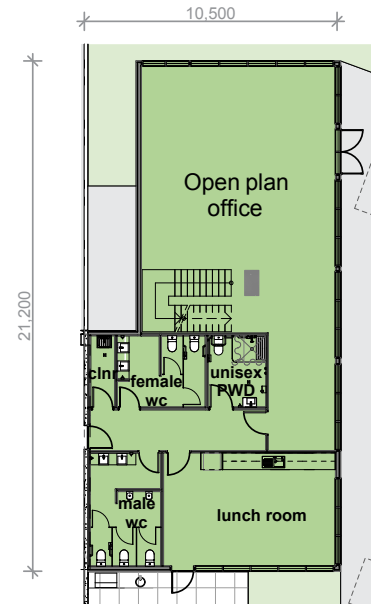
AREA SCHEDULE	SQM
Warehouse C	6,950
Office C ground floor	200
Office C first floor	200
Dock office area	52
Total	7,402



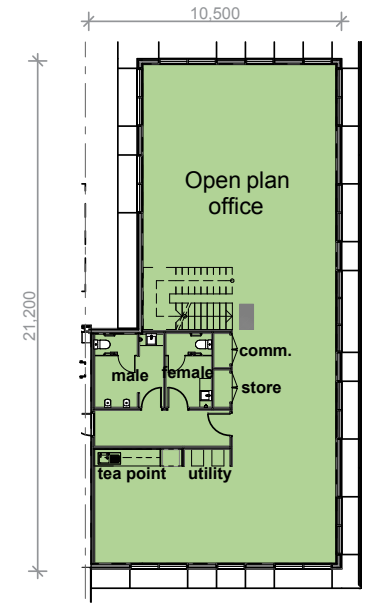
Warehouse C – Tenancy layout



Dock office



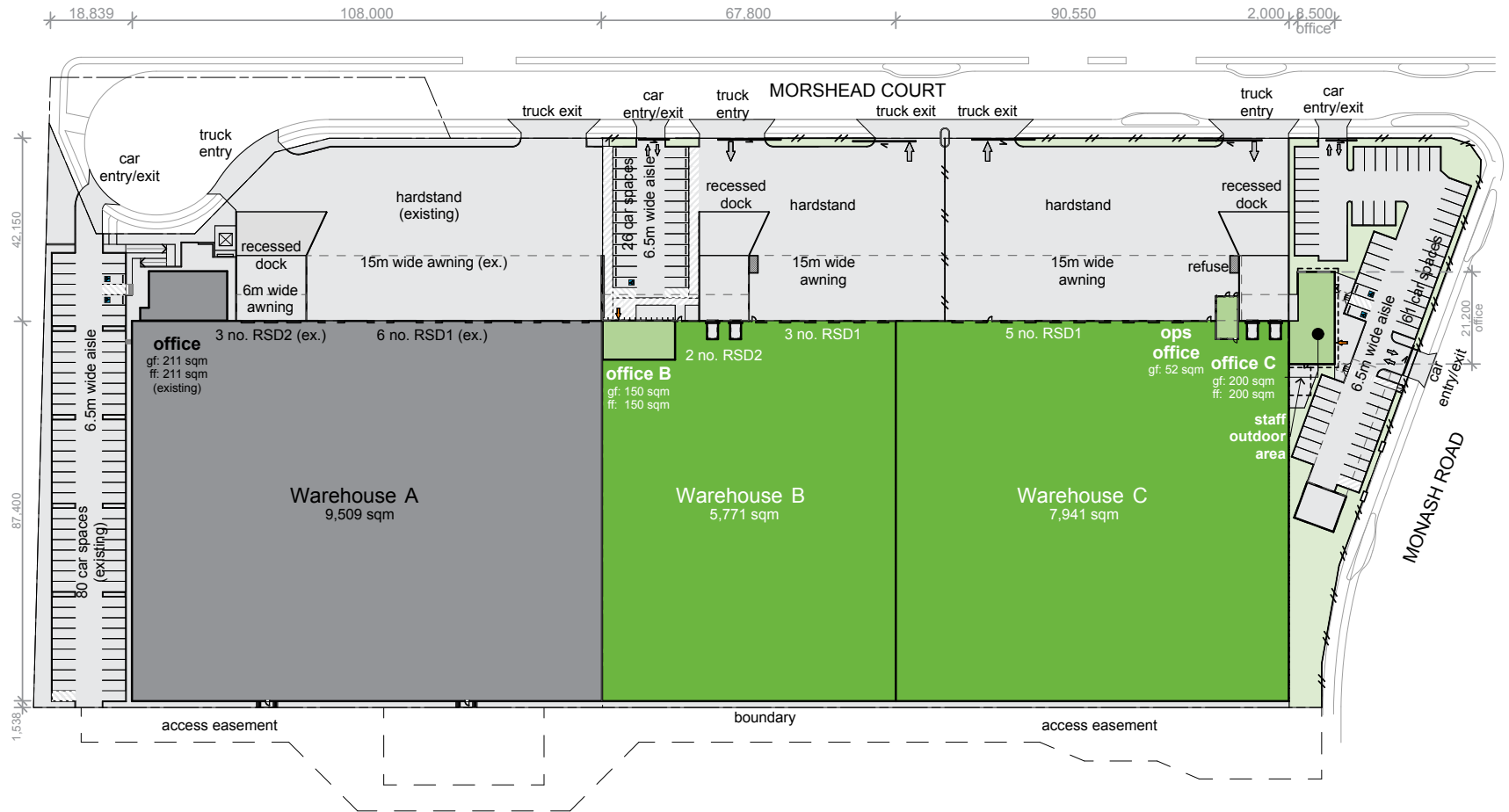
Ground floor – Office C



First floor – Office C

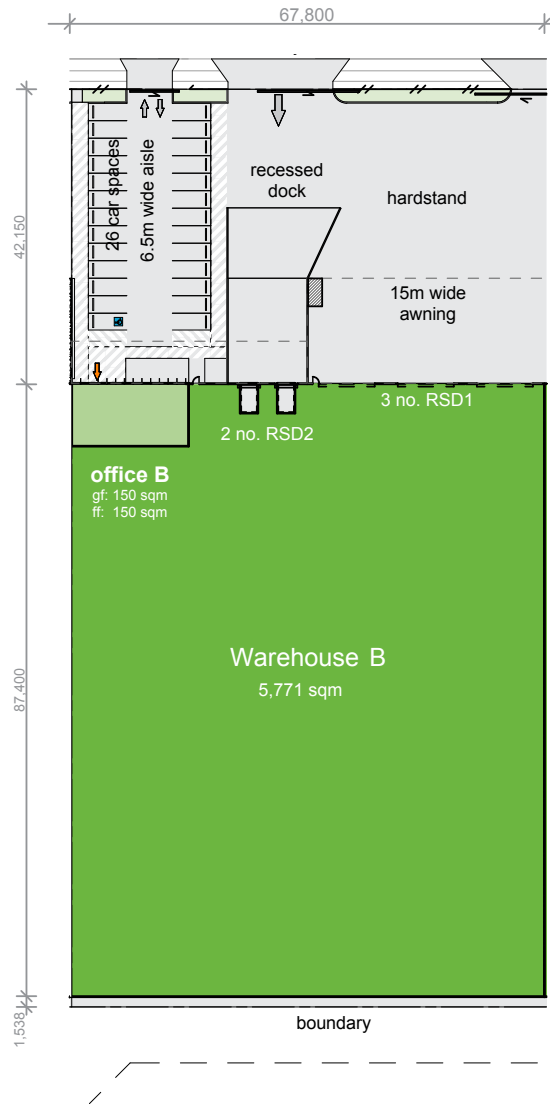
OPTION 2 – SITE PLAN

AREA SCHEDULE	SQM
Warehouse B	5,771
Office ground floor	150
Office first floor	150
Total	6,071
Warehouse C	7,941
Office ground floor	200
Office first floor	200
Dock office area	52
Total	8,393
Total building area	14,464
Car parking	122 spaces



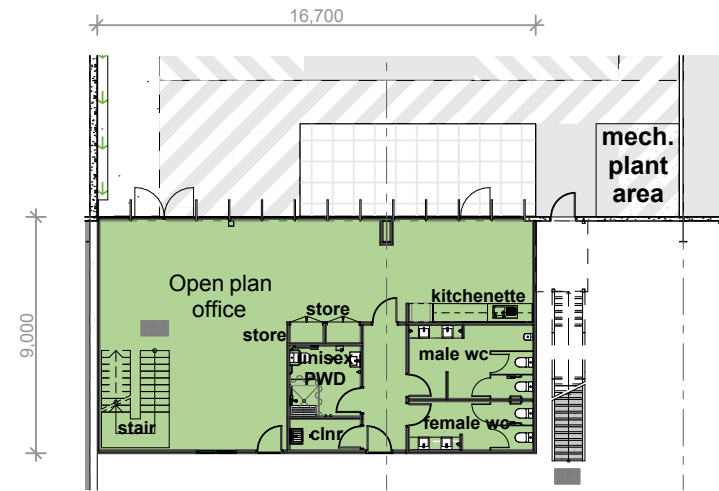
OPTION 2 – WAREHOUSE B PLAN

AREA SCHEDULE	SQM
Warehouse B	5,771
Office B ground floor	150
Office B first floor	150
Total	6,071

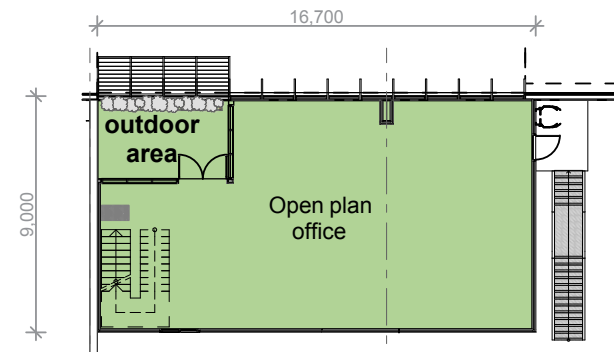


Warehouse B – Tenancy layout

■ FOR LEASE



Ground floor – Office B



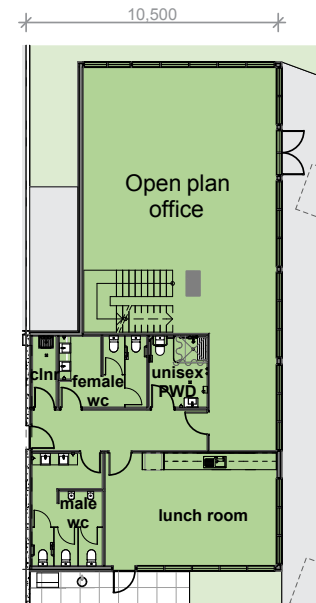
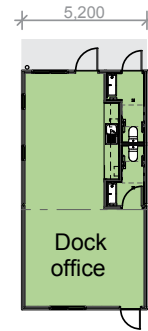
First floor – Office B

OPTION 2 – WAREHOUSE C PLAN

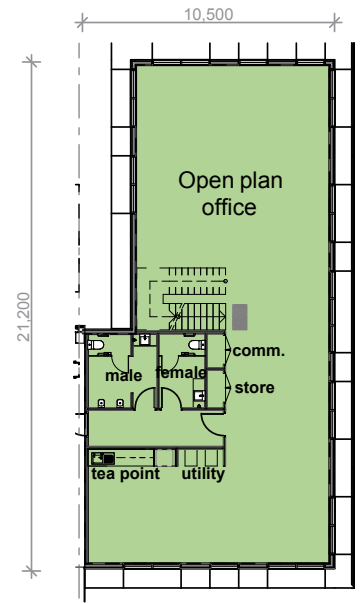
AREA SCHEDULE	SQM
Warehouse C	7,941
Office C ground floor	200
Office C first floor	200
Dock office area	52
Total	8,393



Warehouse C – Tenancy layout



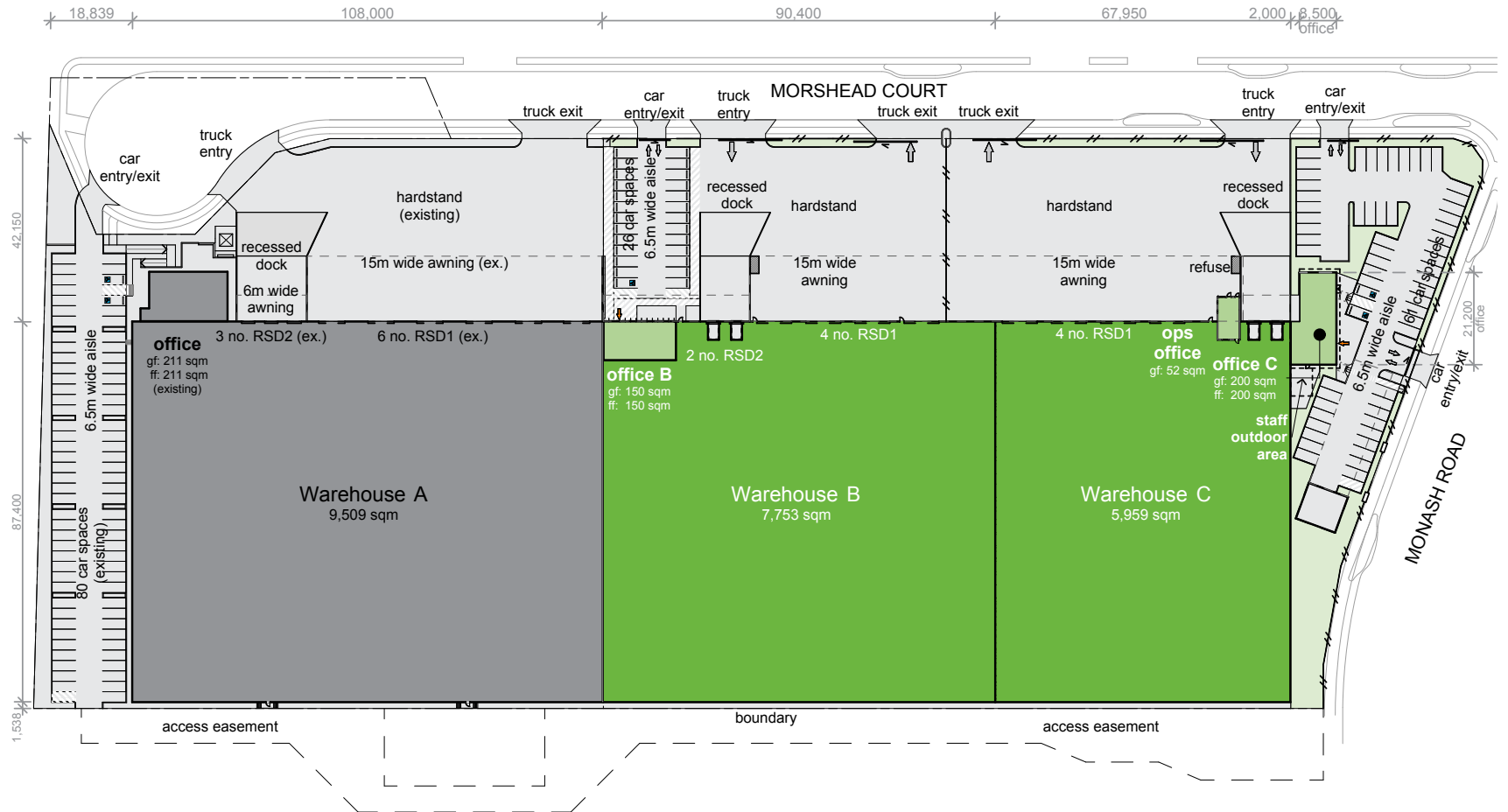
Ground floor – Office C



First floor – Office C

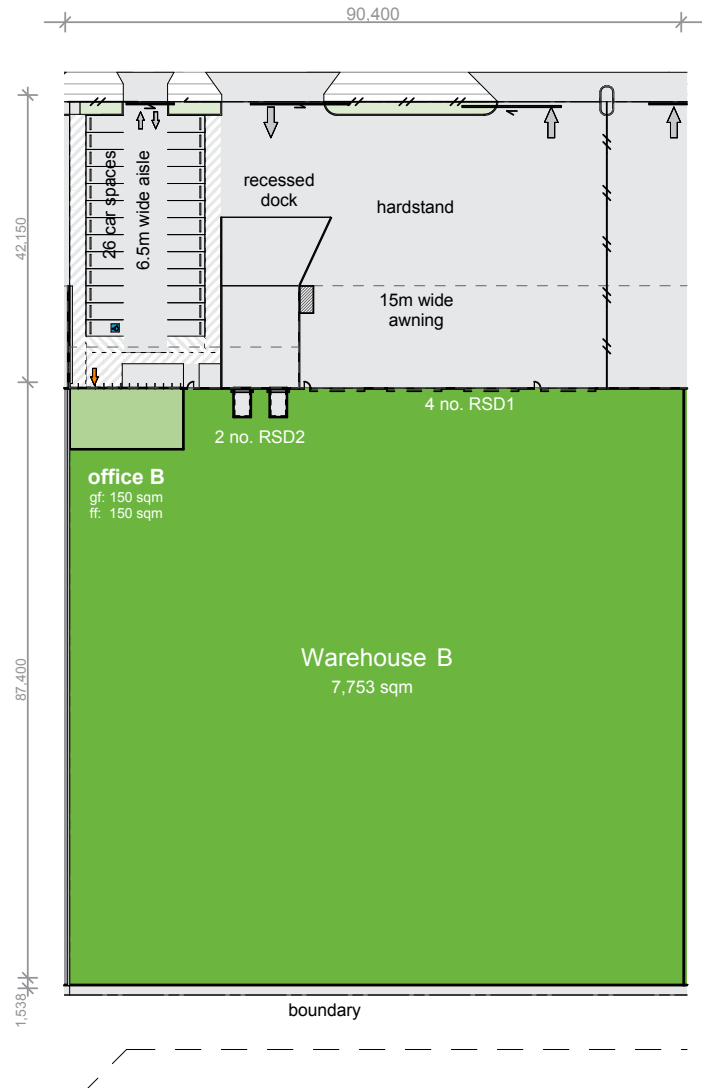
OPTION 3 – SITE PLAN

AREA SCHEDULE	SQM
Warehouse B	7,753
Office ground floor	150
Office first floor	150
Total	8,053
Warehouse C	5,959
Office ground floor	200
Office first floor	200
Dock office area	52
Total	6,411
Total building area	14,464
Car parking	122 spaces

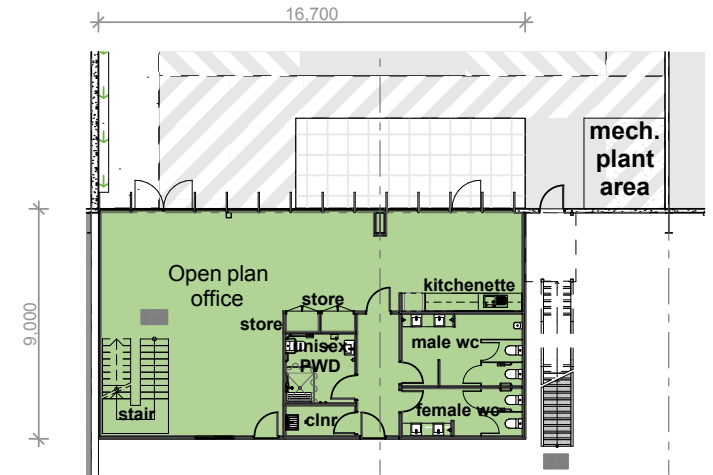


OPTION 3 – WAREHOUSE B PLAN

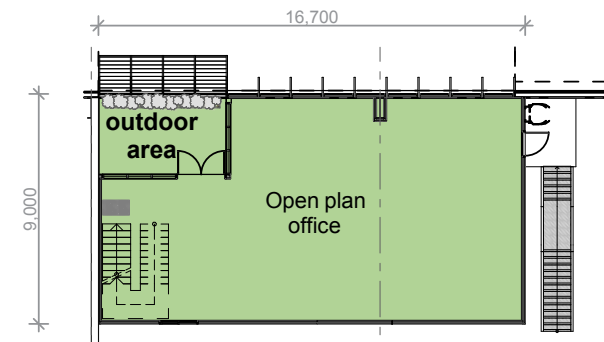
AREA SCHEDULE	SQM
Warehouse B	7,753
Office B ground floor	150
Office B first floor	150
Total	8,053



Warehouse B – Tenancy layout



Ground floor – Office B



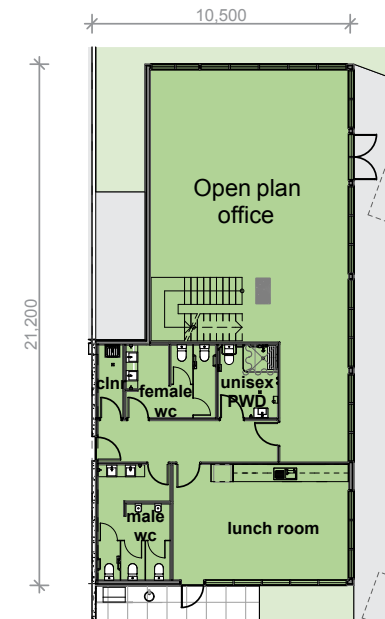
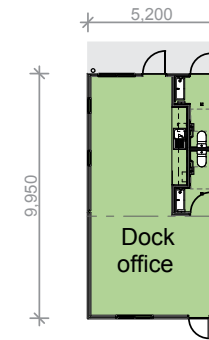
First floor – Office B

OPTION 3 – WAREHOUSE C PLAN

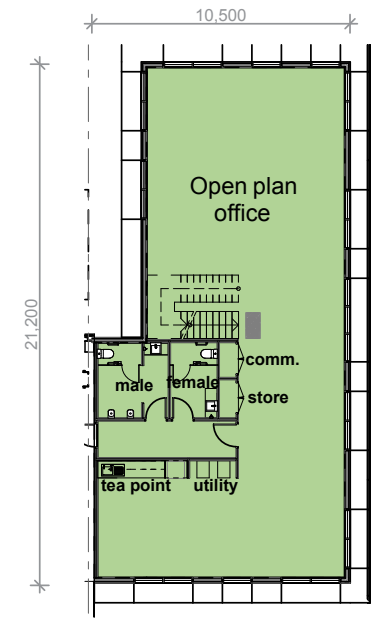
AREA SCHEDULE	SQM
Warehouse C	5,959
Office C ground floor	200
Office C first floor	200
Dock office area	52
Total	6,411



Warehouse C – Tenancy layout



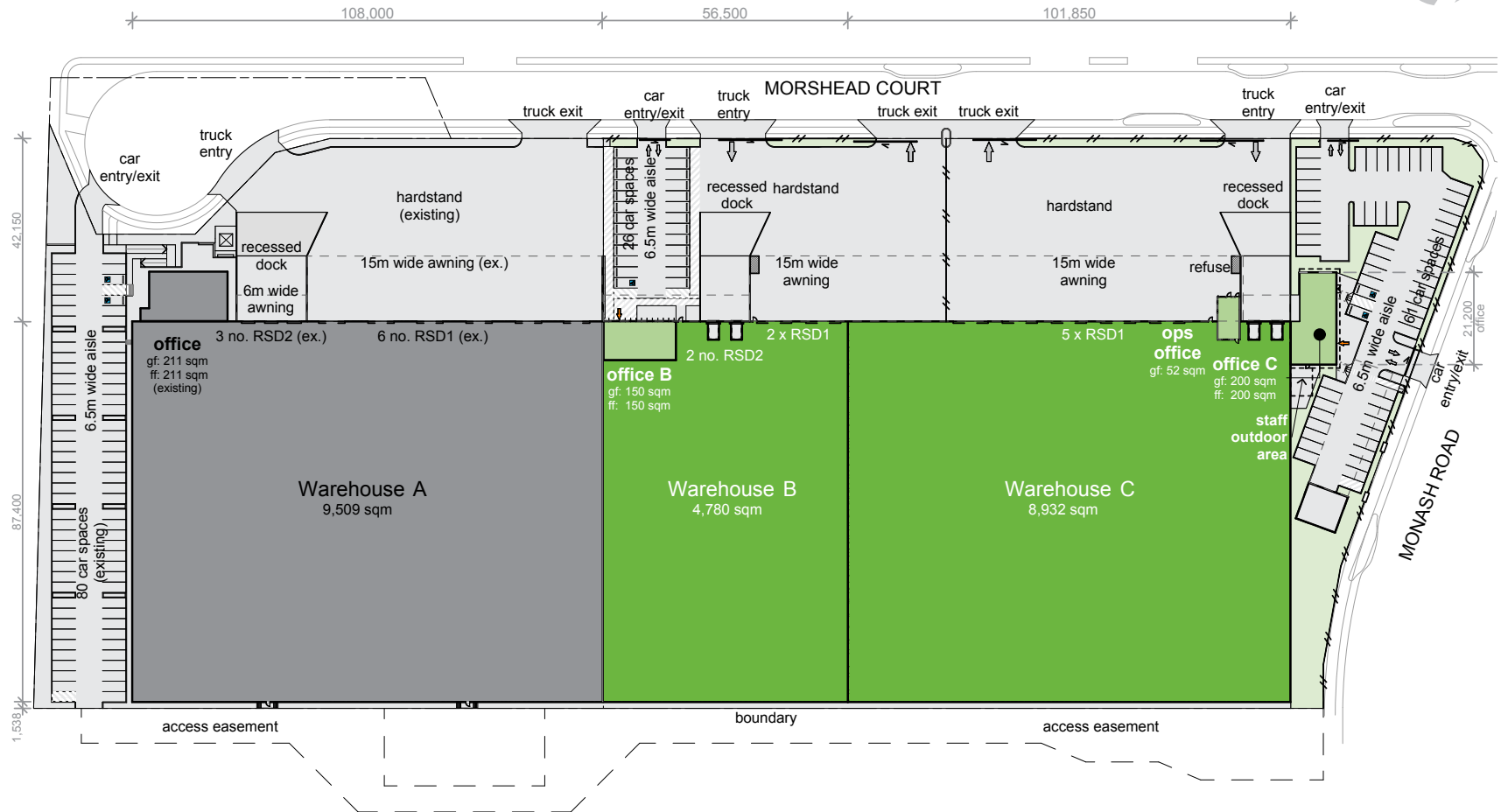
Ground floor – Office C



First floor – Office C

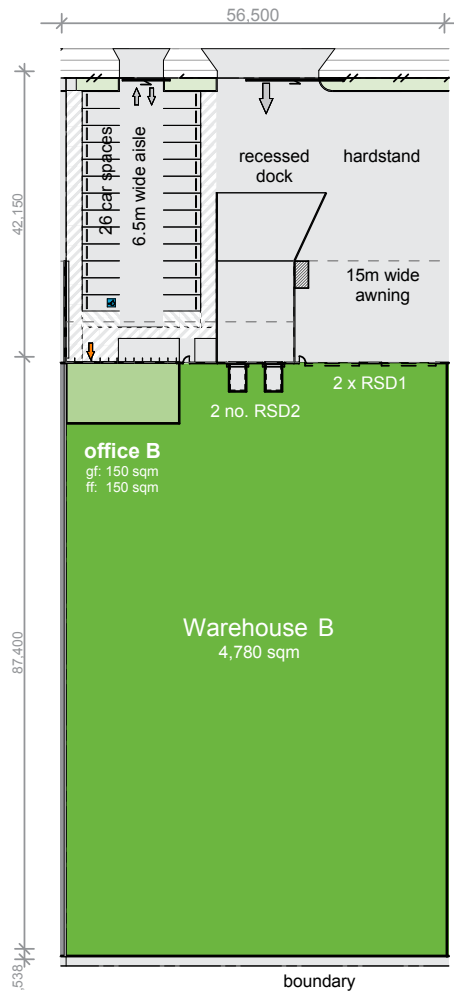
OPTION 4 – SITE PLAN

AREA SCHEDULE	SQM
Warehouse B	4,780
Office ground floor	150
Office first floor	150
Total	5,080
Warehouse C	8,932
Office ground floor	200
Office first floor	200
Dock office area	52
Total	9,384
Total building area	14,464
Car parking	122 spaces



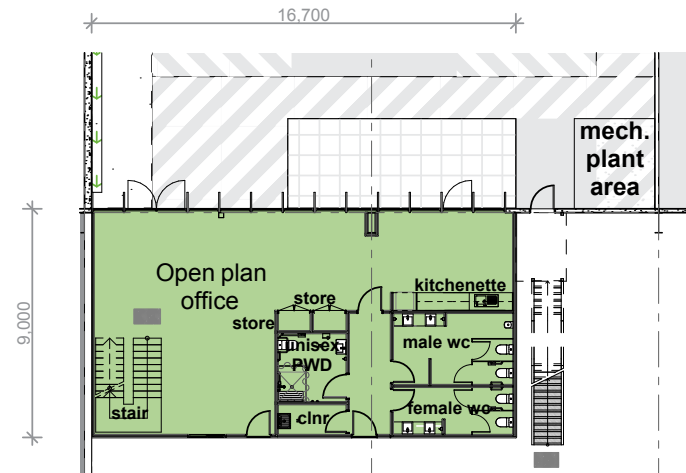
OPTION 4 – WAREHOUSE B PLAN

AREA SCHEDULE	SQM
Warehouse B	4,780
Office B ground floor	150
Office B first floor	150
Total	5,080

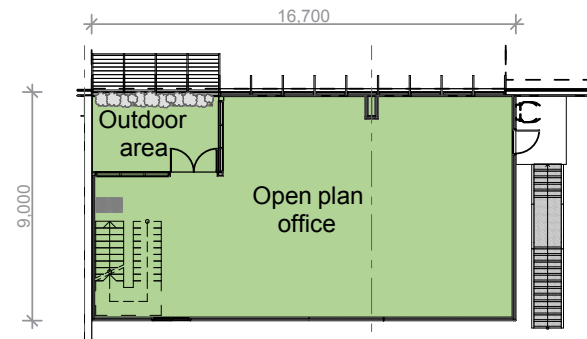


Warehouse B – Tenancy layout

■ FOR LEASE



Ground floor – Office B



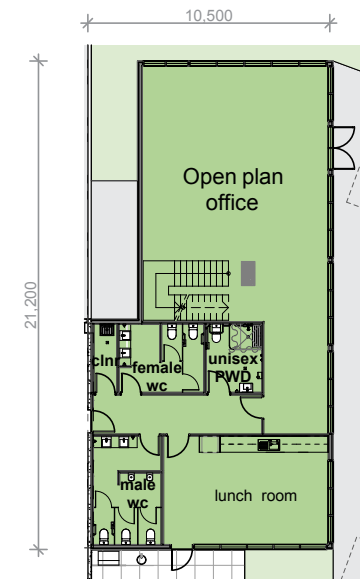
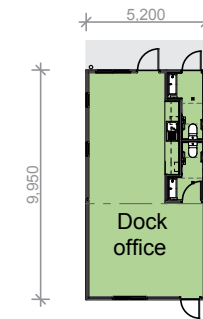
First floor – Office B

OPTION 4 – WAREHOUSE C PLAN

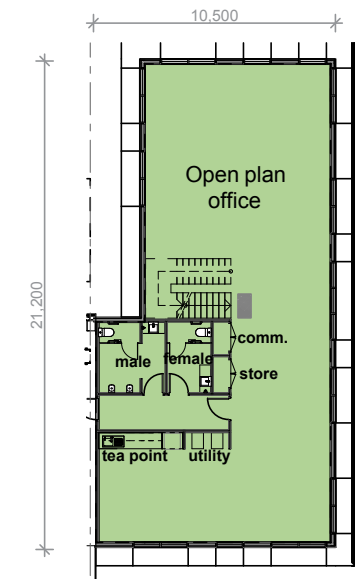
AREA SCHEDULE	SQM
Warehouse C	8,932
Office C ground floor	200
Office C first floor	200
Dock office area	52
Total	9,384



Warehouse C – Tenancy layout



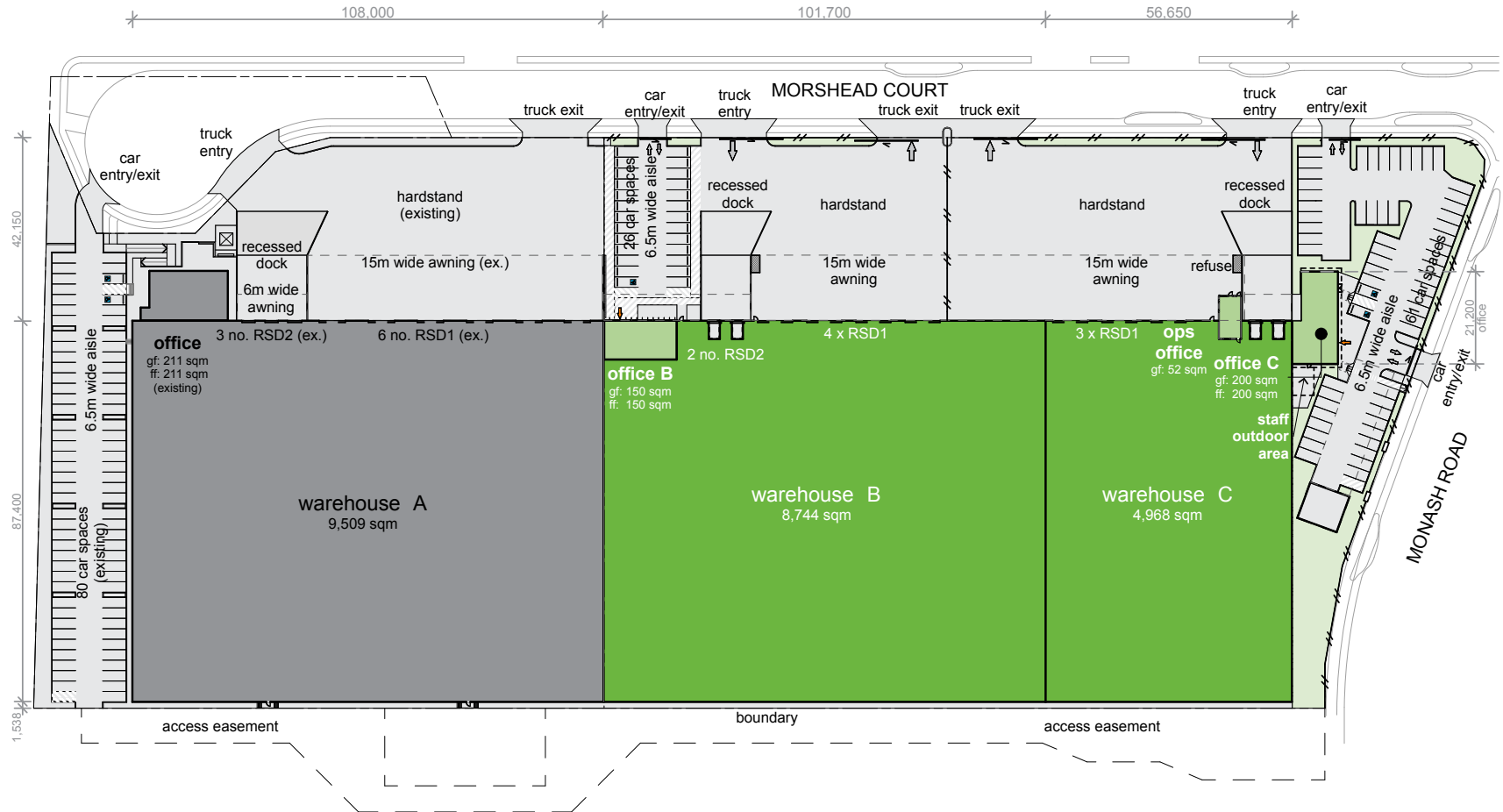
Ground floor – Office C



First floor – Office C

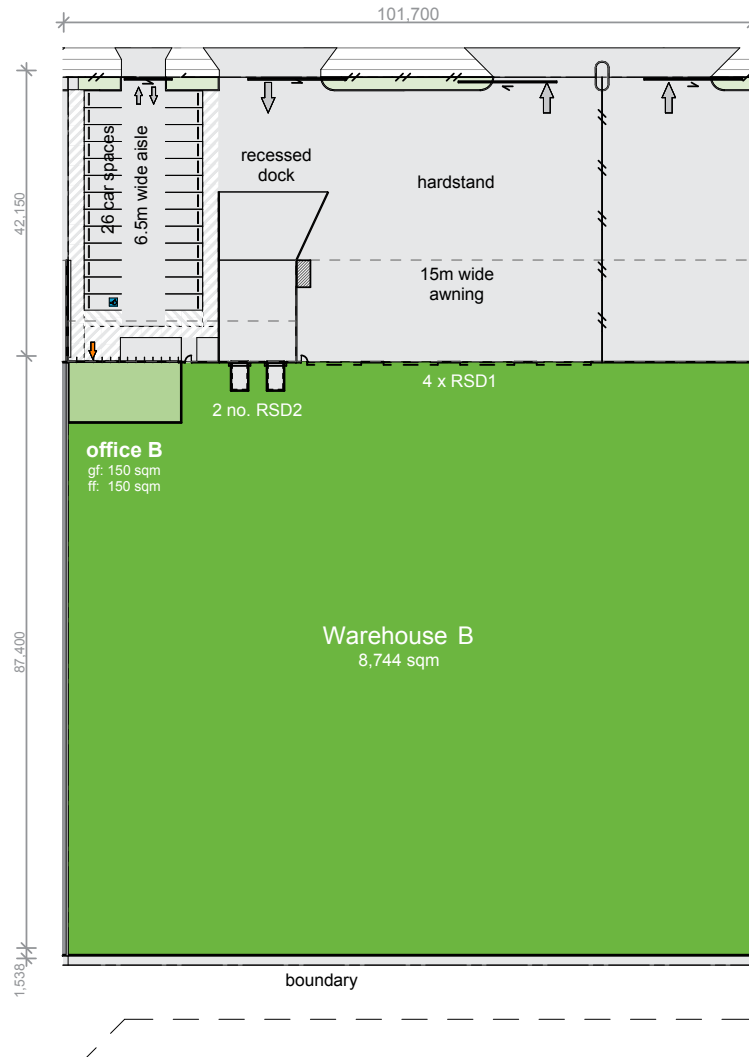
OPTION 5 – SITE PLAN

AREA SCHEDULE	SQM
Warehouse B	8,744
Office ground floor	150
Office first floor	150
Total	9,044
Warehouse C	4,968
Office ground floor	200
Office first floor	200
Dock office area	52
Total	5,420
Total building area	14,464
Car parking	122 spaces



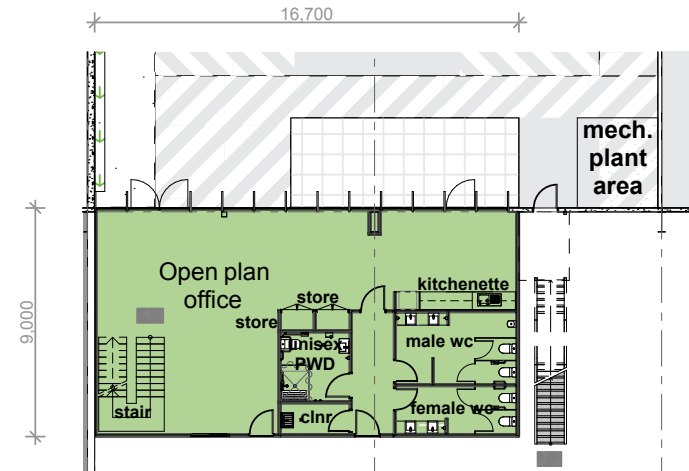
OPTION 5 – WAREHOUSE B PLAN

AREA SCHEDULE	SQM
Warehouse B	8,744
Office B ground floor	150
Office B first floor	150
Total	9,044

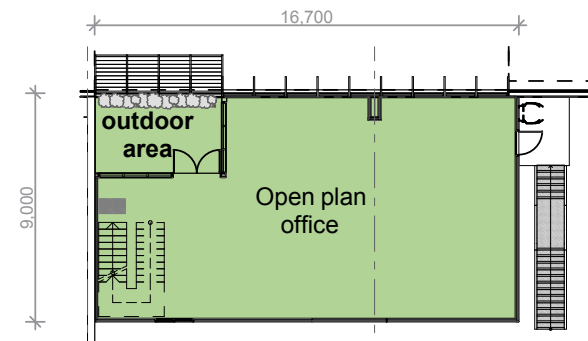


■ FOR LEASE

Warehouse B – Tenancy layout



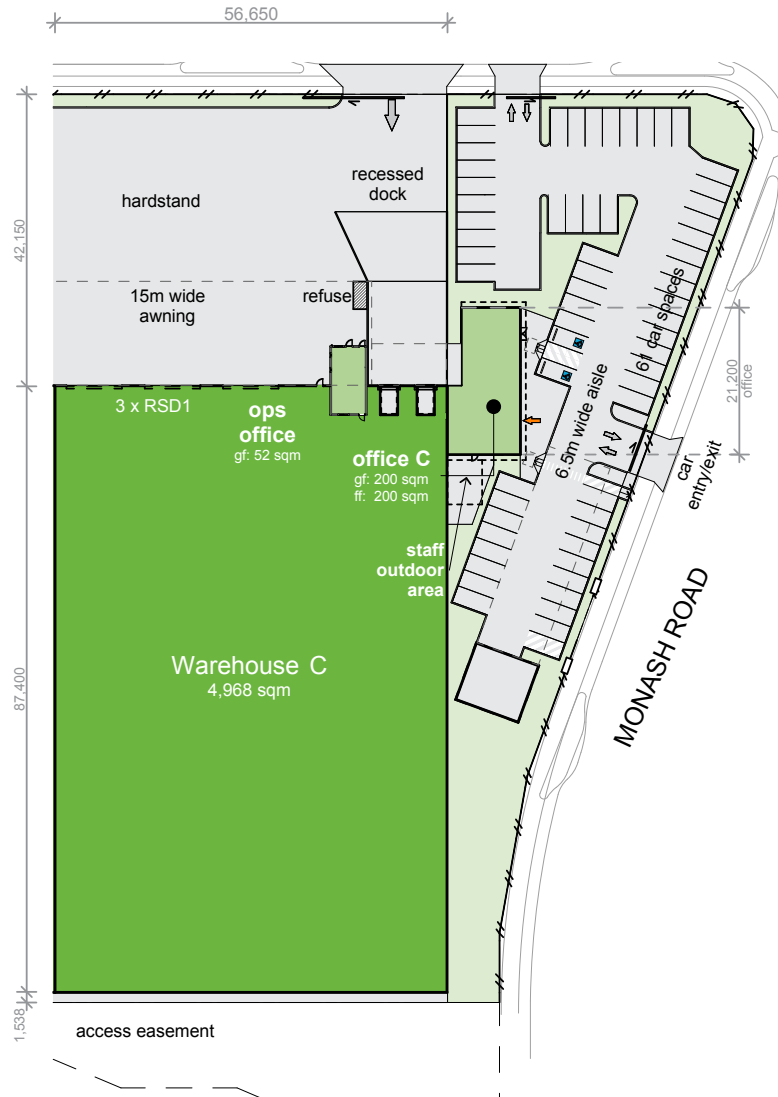
Ground floor – Office B



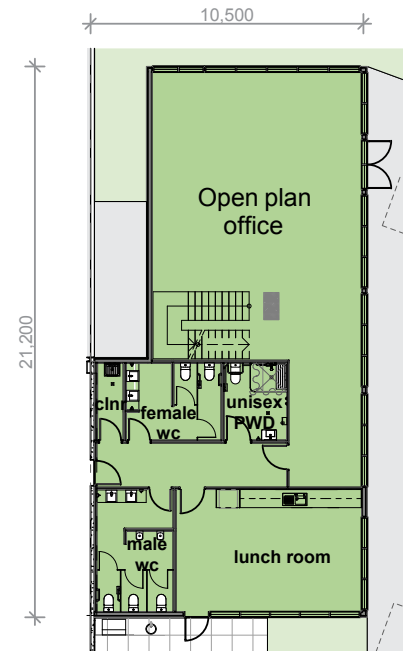
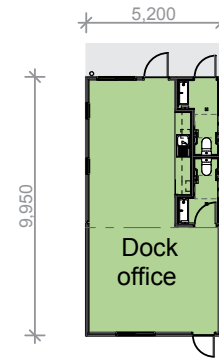
First floor – Office B

OPTION 5 – WAREHOUSE C PLAN

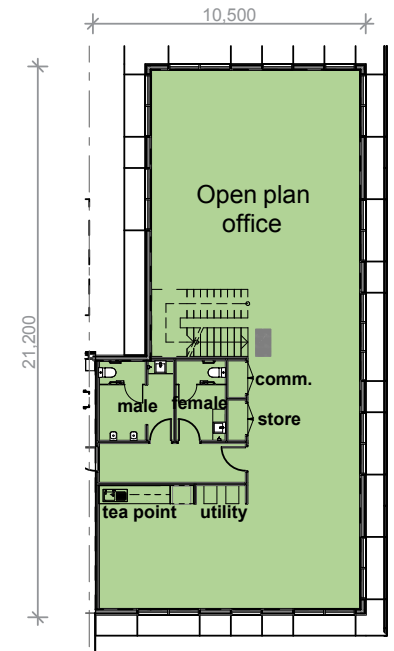
AREA SCHEDULE	SQM
Warehouse C	4,968
Office C ground floor	200
Office C first floor	200
Dock office area	52
Total	5,420



Warehouse C – Tenancy layout



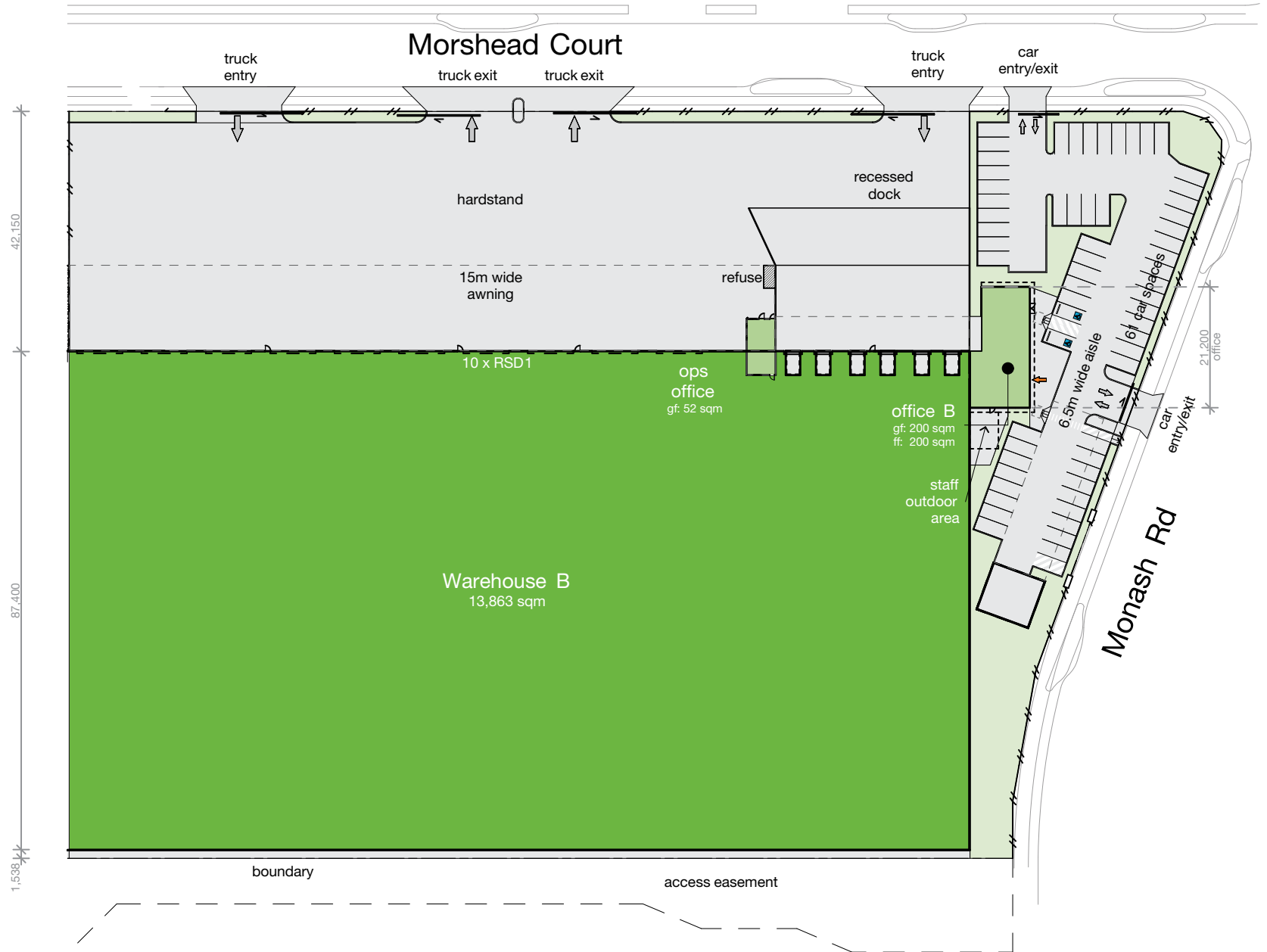
Ground floor – Office C



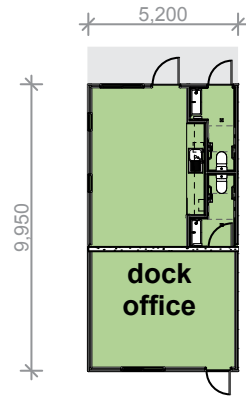
First floor – Office C



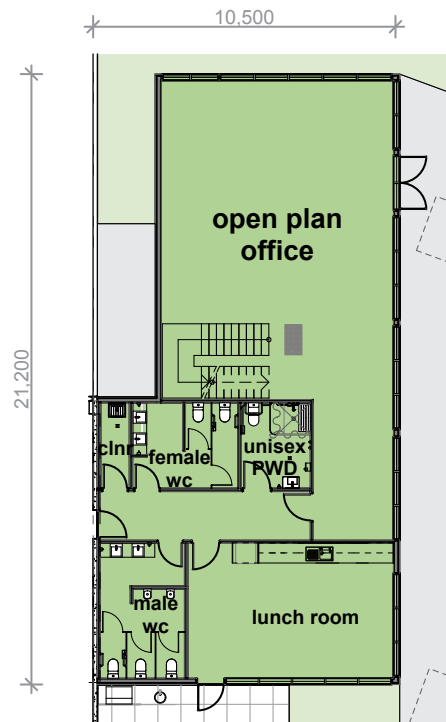
AREA SCHEDULE	SQM
Warehouse B	13,863
Office B ground floor	200
Office B first floor	200
Dock office area	52
Total	14,315



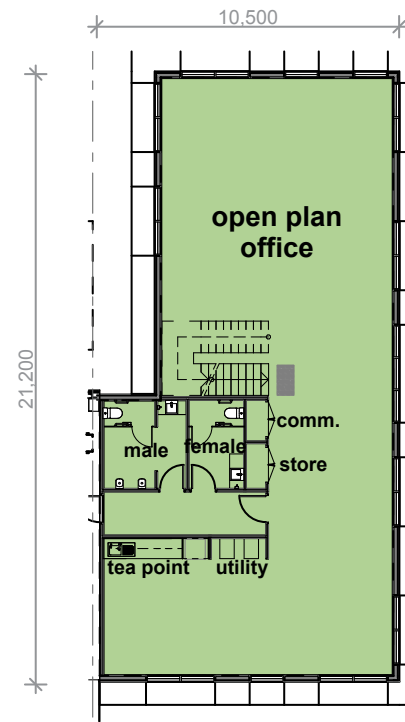
AREA SCHEDULE	SQM
Office B ground floor	200
Office B first floor	200
Dock office area	52
Total	452



3 dock office
SCALE 1:200



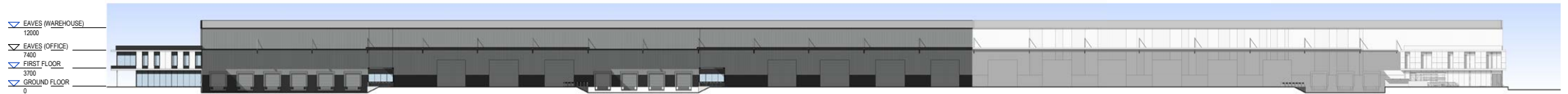
4 ground floor - office B
SCALE 1:200



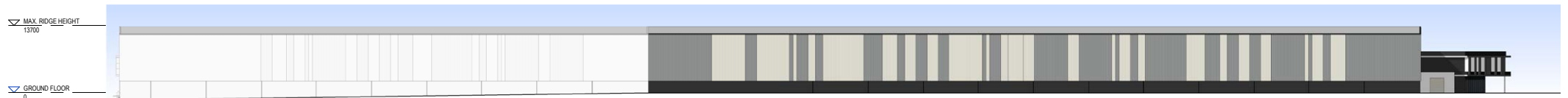
5 first floor - office B
SCALE 1:200



MONASH ROAD ELEVATION
1 : 250 @ A1



MORSHEAD COURT ELEVATION
1 : 400 @ A1



EASTERN ELEVATION
1 : 400 @ A1

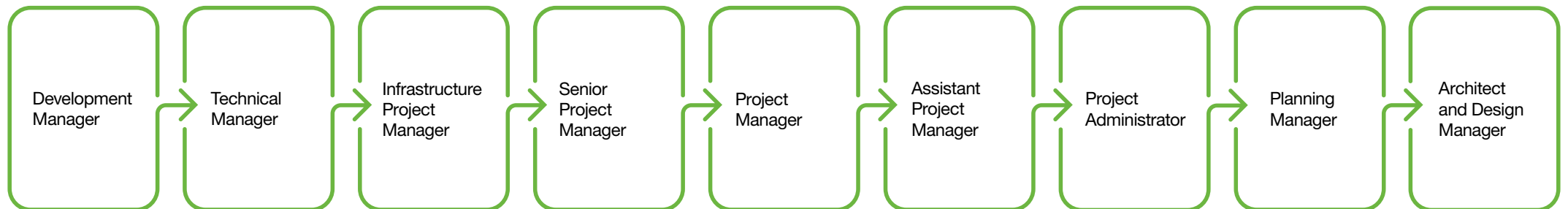
Dedicated experts

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



Sustainability

We aim to be leaders in environmental social 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:



Solar

So far, we have now installed over 14MW of rooftop solar on almost 100 of our properties in Australia. That’s more than 40,000 solar panels generating approximately 19GWh of electricity annually – enough to power 3,400 homes, or the equivalent of taking 9,300 passenger vehicles off the road.



LED lighting + light sensors

60–80% reduction in energy use with LED lighting.



Smart meters

Smart meter systems helps to manage electricity consumption by providing regular data related to interval electricity usage.



Electric vehicle charging

Goodman has started allocating dedicated car spaces for EV charging and fuel efficient vehicles.



Water harvesting

Installation of tanks to harvest rain water.



Smart irrigation

Smart water metering is a wireless based adjustment control system that allows easy access to irrigation programs at a property level via a smart device, such a mobile phone.



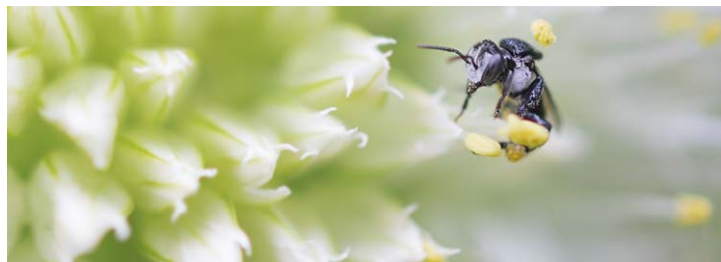


Sustainable landscaping

- + **Sustainable landscaping design** – we have introduced drought tolerant plants combined with ballast rock.
- + **Battery equipment** – we are transitioning to battery handheld equipment with petrol powered handheld equipment to be phased out by the end of 2022.
- + **Green waste recycling** – trials have commenced for recycling greenwaste which will be re-used across our estates.
- + **Sydney/Taronga Zoo food supply** – we have commenced an agreement with Taronga to provide tree cuttings for food and habitat for animals.
- + **Sustainable garden** (Eastern Creek) – we have constructed a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permacultural practices.

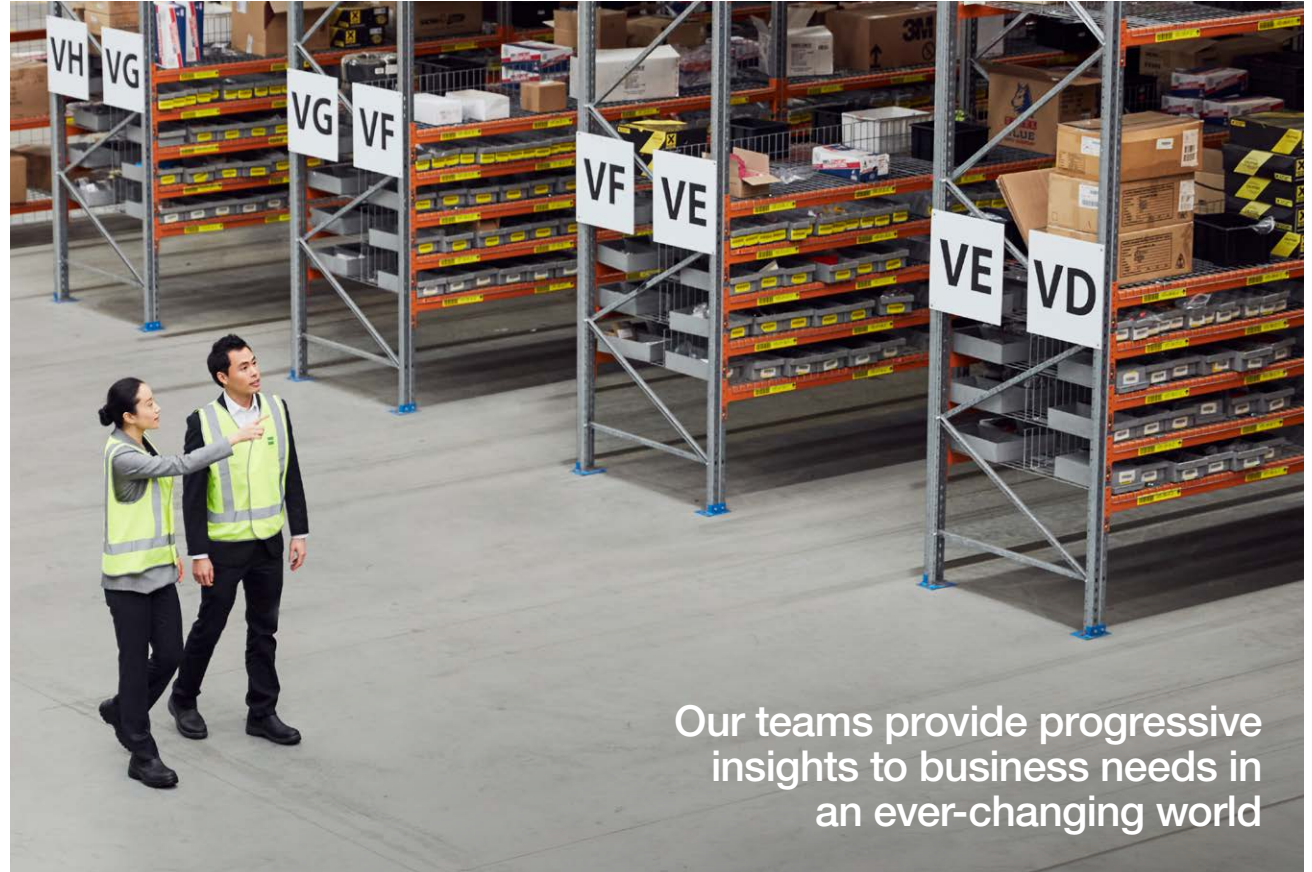
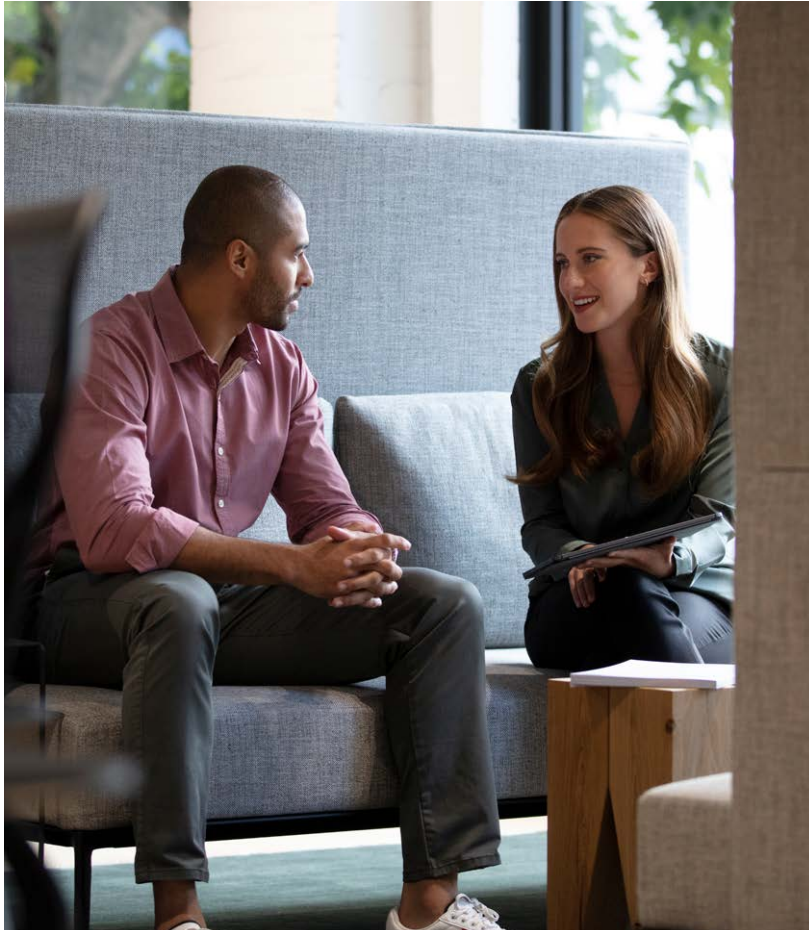


We believe in doing what is necessary for a better world and planet.



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.

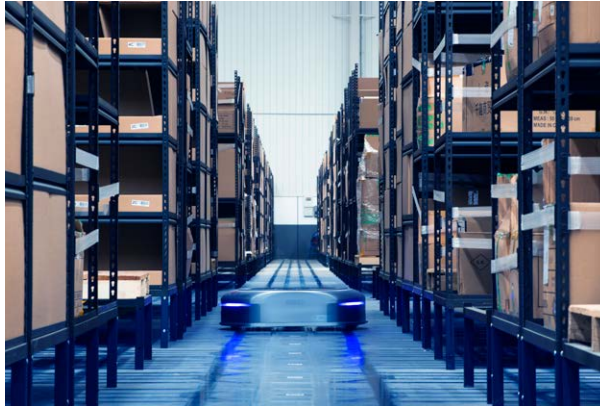


Our teams provide progressive insights to business needs in an ever-changing world

Service

Our in-house property services teams attend to customers' operational needs and provide unparalleled maintenance and presentation standards.





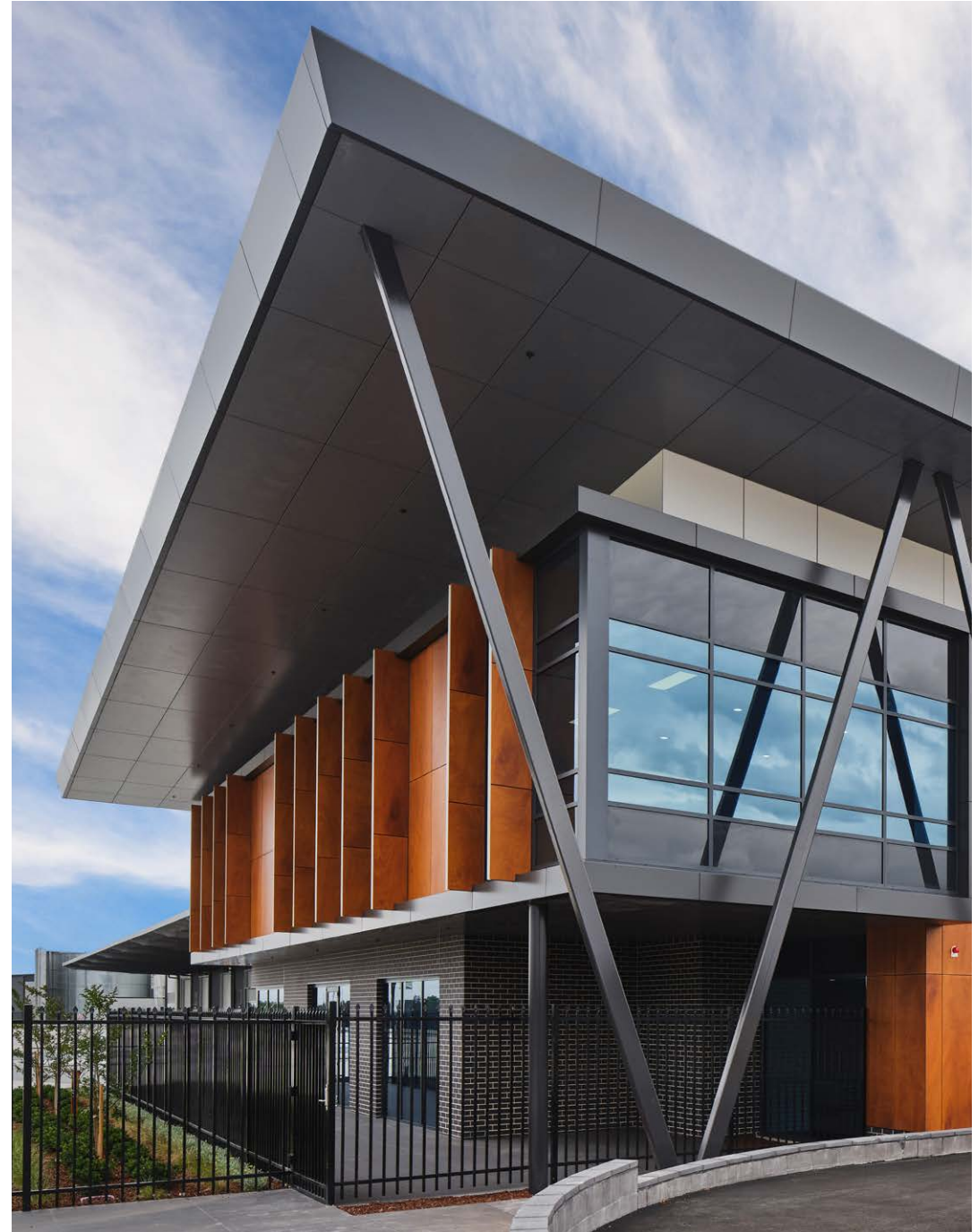
OWN+DEVELOP+MANAGE

With total assets of A\$68.2 billion and 396 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 969 professionals working in 26 offices across 14 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.

\$68.2bn

total assets under management

1,700+

customer base (approx.)

20.2m

sqm of space under management

396

properties under management

14

total number of countries operating in

\$12.7bn

development work in progress

969+

dedicated property professionals (approx.)

26

offices worldwide

Contact



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