

# GOOD IS SEAMLESS OPERATIONS

# GREAT IS WHAT YOU DO FROM HERE

MAKING  
SPACE  
FOR  
GREATNESS



Gateway@Murarrie  
17 Goodman Place  
Murarrie, QLD



# Strategic location



Gateway@Murarrie is Brisbane's newest industrial development located in the strategic, high-impact location of Murarrie, with direct visibility from the Gateway Motorway.

Capturing a population reach of 1.8 million people within a 30-minute drivetime\*. The estate presents a rare opportunity for industrial and logistics users looking for exclusive warehouse space, located adjacent to major arterial roads.

- + One remaining warehouse+ office opportunity of 6,853 sqm
- + Flexible and oversized container rated hardstand
- + Adjacent 8,371 sqm hardstand area available with Unit 2 or can be occupied separately
- + Dual B-double vehicle access routes
- + Sustainable design.



# VIEW FROM ABOVE – WEST



BRISBANE CBD

Port of Brisbane Motorway

17 Goodman Place

Gateway Motorway

Goodman Place

Leviat

Daikin

Gateway@Murarrie

Australia Post



# VIEW FROM ABOVE – NORTH

Artist's impression – Gateway@Murarrie



Gateway Motorway

Port of Brisbane Motorway

BRISBANE AIRPORT

PORT OF BRISBANE

Gateway@Murarrie

Australia Post

Daikin

17 Goodman Place

Gateway Motorway

Goodman Place



# ACCESS



BRISBANE  
CBD

EAGLE FARM

BALMORAL

MURARRIE

PINKENBA

BRISBANE AIRPORT

PORT OF BRISBANE

8.5km from Brisbane CBD

Gateway@Murarrie

Southern Cross Way

Gateway Motorway

Port of Brisbane Motorway

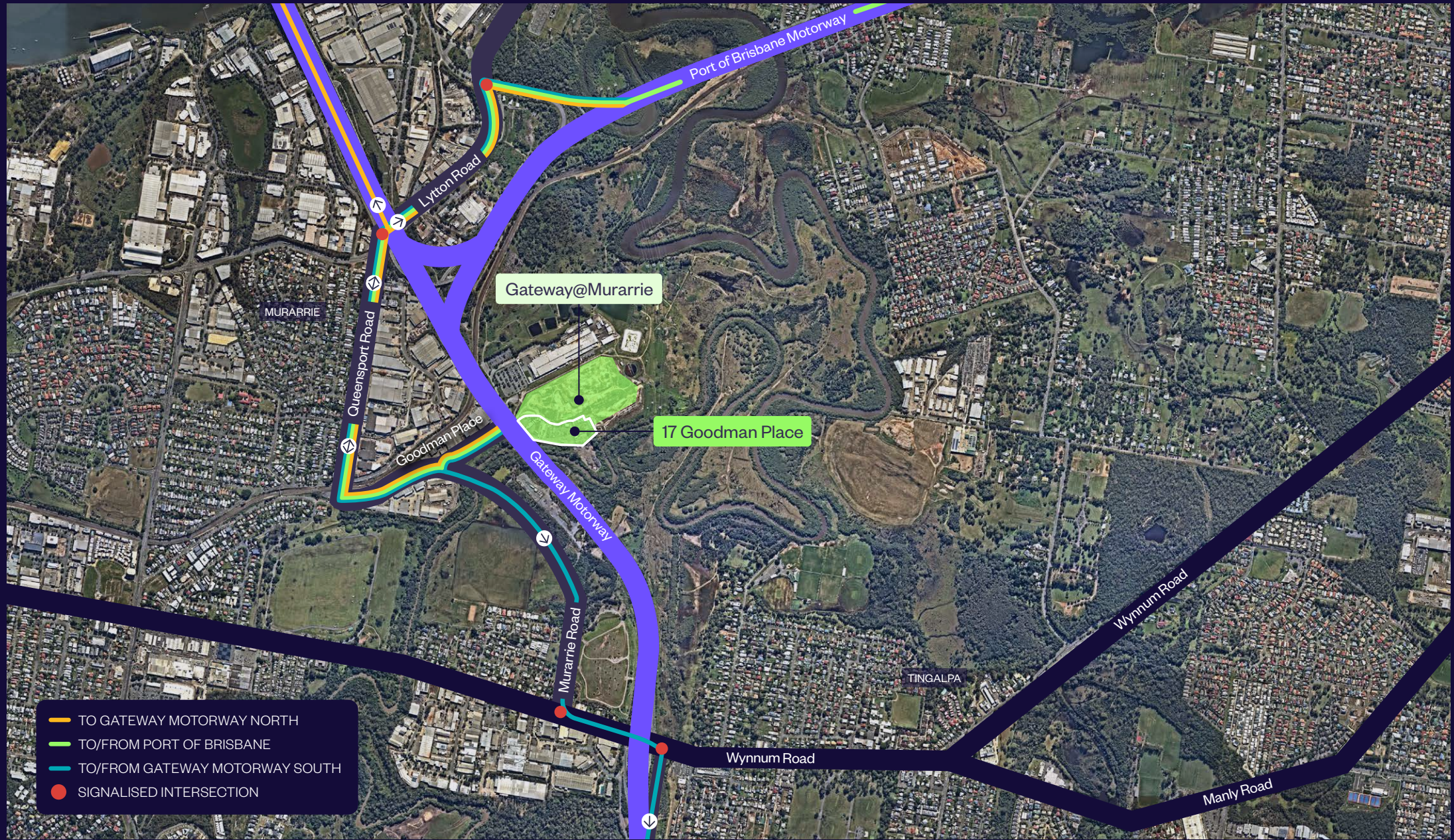
Queensland Road

Murarrie Road

Wynnum Road



# ACCESS





# OVERVIEW

- + 6,853 sqm high clearance warehouse+office facility with ESFR fire sprinklers
- + Adjacent 8,137 sqm hardstand area available with Unit 2 or can be occupied separately
- + Wide, oversized and secure on-grade container hardstand suitable for B-doubles
- + Multiple on-grade roller shutter doors with 15m wide cantilevered awnings
- + Multiple recessed docks with load levellers and dispatch offices with amenities
- + Striking office area with corporate facade and outdoor staff areas
- + Warehouse internal slabs rated for 7t racking point loads with 40 KPA UDL
- + LED lighting throughout and dedicated solar PV system to benefit the customer
- + Brand new facility targeting Q3 2024 delivery.





# PERSPECTIVES – UNIT 2

Artist's impression – 17 Goodman Place, Gateway@Murarrie







### Car / truck

Gateway@Murarrie is directly adjacent to the Gateway Motorway and Port of Brisbane Motorway. The high visibility location presents a rare opportunity to be part of an emerging, next-generation industrial estate.

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

### Train

Murarrie train station has regular services departing approximately every 15 minutes in peak hour to Brisbane City, surrounding suburbs and beyond.

Services include:

**Shorncliffe train** –  
Cleveland via Brisbane City  
to Shorncliffe downward

**Cleveland train** –  
Shorncliffe via  
Brisbane City to  
Cleveland upward.

For more public  
transport information  
visit [Translink](#)

CENTRAL  
CONNECTION



**0.2KM**

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to Gateway Motorway

**11KM**

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to Brisbane Airport

**12KM**

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to Brisbane CBD

**15KM**

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to Port of Brisbane

**Easy  
access**



# NEARBY AMENITY AND SERVICES



## Goodman Place amenity



### Fitness

- + PLC Morningside, Unit 11/229 Junction Road, Cannon Hill
- + 5 Element Fitness, 943-951 Wynnum Road, Cannon Hill

### Shopping

- + Kmart Plaza, Cnr Creek Road and Wynnum Road, Cannon Hill
- + Westfield Carindale, Cnr Wynnum and Old Cleveland Roads, Carindale
- + Coles Morningside, Cnr Wynnum and Junction Roads, Morningside

### Childcare

- + Avenues Early Learning Centre, 28 Rawlinson Street, Murarrie
- + Cannon Hill Early Learning Centre, 1025 Wynnum Road, Cannon Hill
- + Sparrow Early Learning, 2/44 Bothwick Avenue, Murarrie

### Food and restaurants

- + Gateway Snack Bar, 5/2 Queensport Road, Murarrie
- + Satay Ria Malaysian, 8/1145 Wynnum Road, Cannon Hill
- + Magical Rice, 8/8 Metroplex Avenue, Murarrie
- + BrewDog Brisbane, 77 Metroplex Avenue, Murarrie
- + Grill'd Metroplex, 8 Metroplex Avenue, Murarrie
- + Sushi Train, Kmart Plaza, Cnr Creek Road and Wynnum Road, Cannon Hill
- + McDonald's, 1006 Wynnum Road, Cannon Hill
- + Hungry Jacks, Kmart Plaza, Cnr Creek Road and Wynnum Road, Cannon Hill
- + Zarraffa's Coffee, Shop C6/1909 Creek Road, Cannon Hill
- + Wicked Brew Coffee, 1177 Wynnum Road, Cannon Hill
- + Coffee Club, Southgate Corporate Park, 23-29 Southgate Avenue, Cannon Hill



## Key area statistics



1.8m

TOTAL POPULATION



718,801

TOTAL HOUSEHOLDS



\$103.3bn

TOTAL PURCHASING POWER

## Total spend on



\$5.3bn

CLOTHING



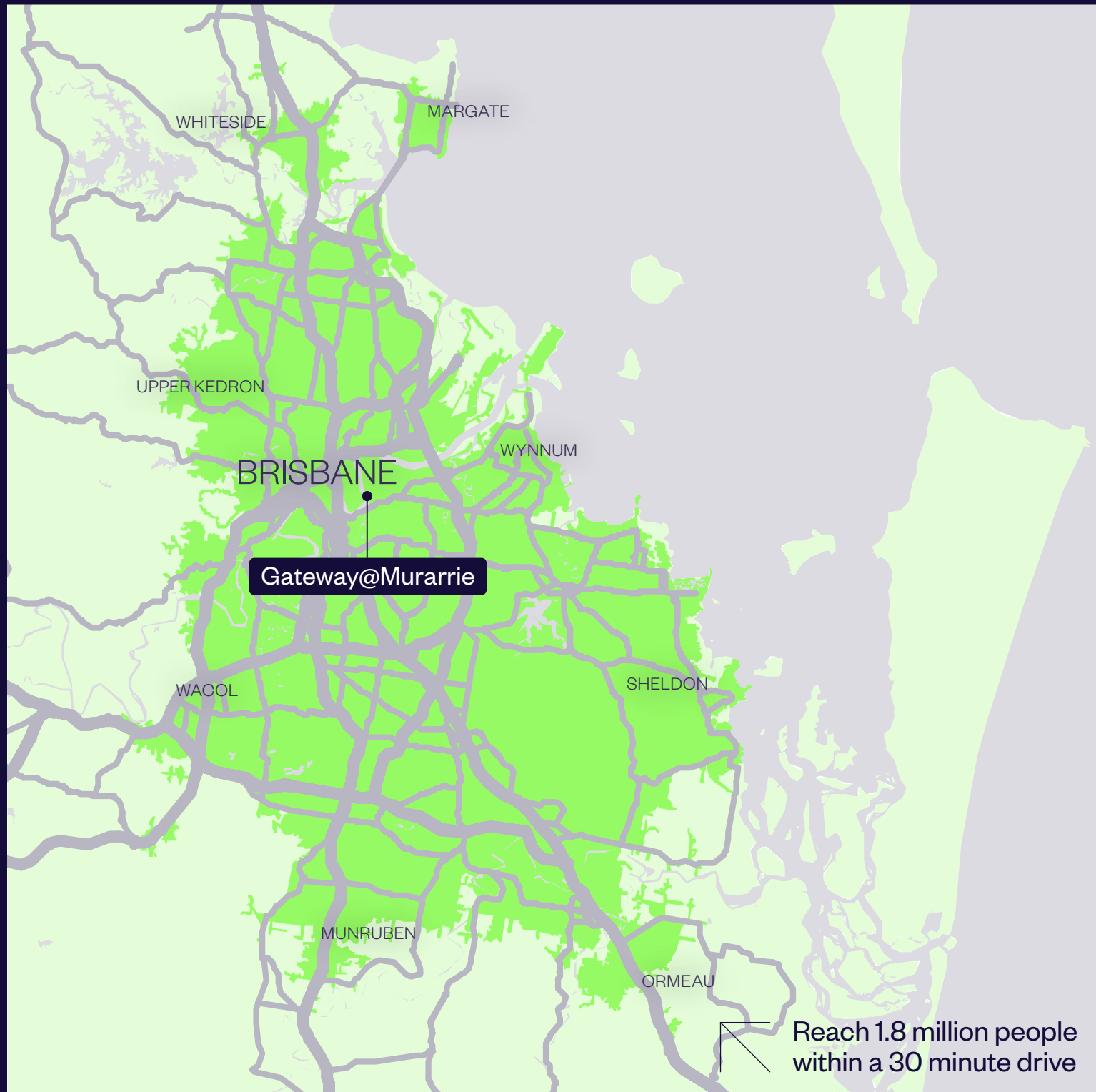
\$7.3bn

FOOD + BEVERAGE



\$1.8bn

PERSONAL CARE



Source: Esri and Michael Bauer Research

Reach 1.8 million people within a 30 minute drive

WITHIN  
30 MINUTE  
DRIVE TIME



# PERSPECTIVE

Artist's impression – Brisbane CBD view



BRISBANE CBD

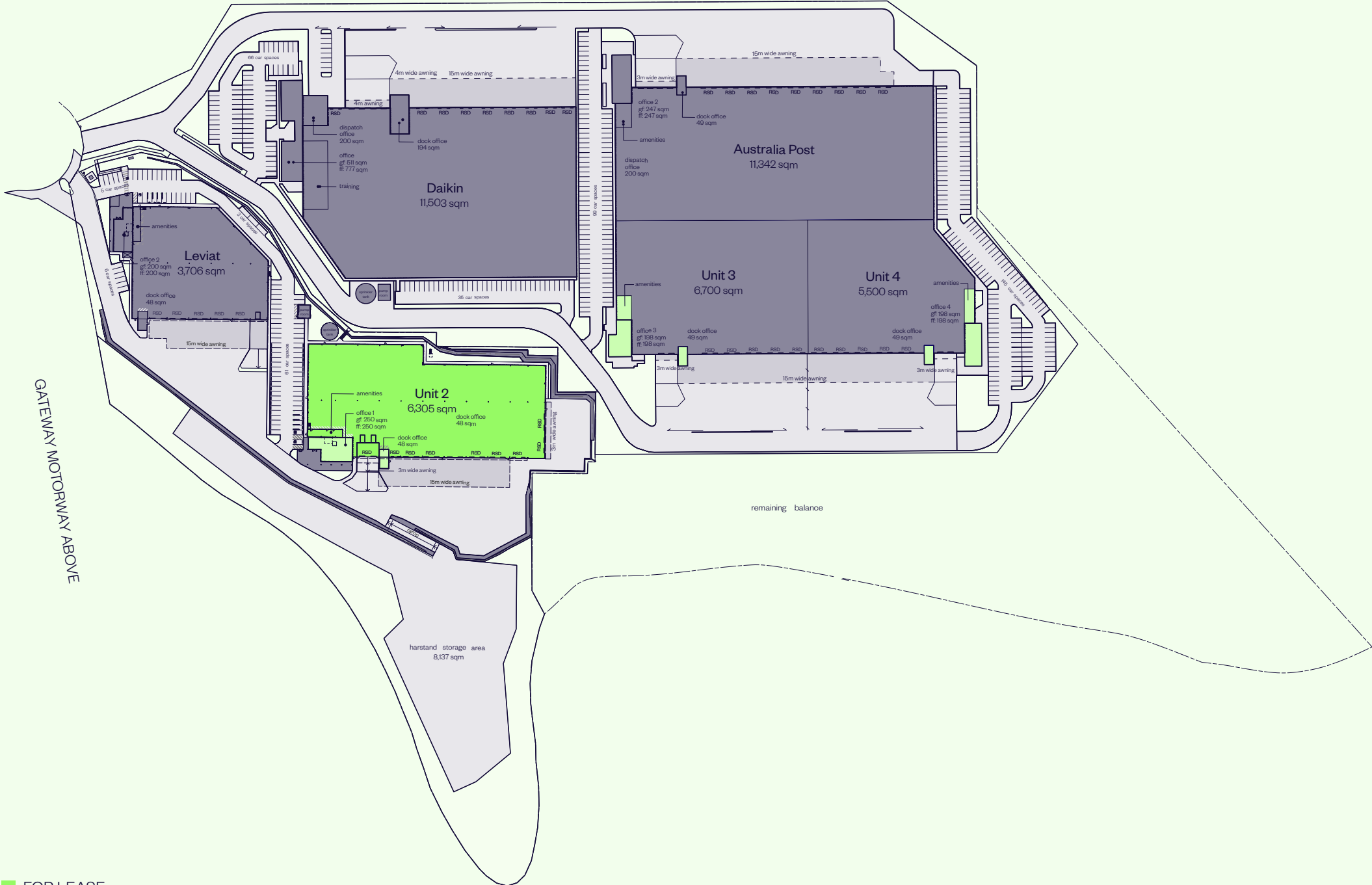
Gateway Motorway

Goodman Place

17 Goodman Place



# MASTERPLAN

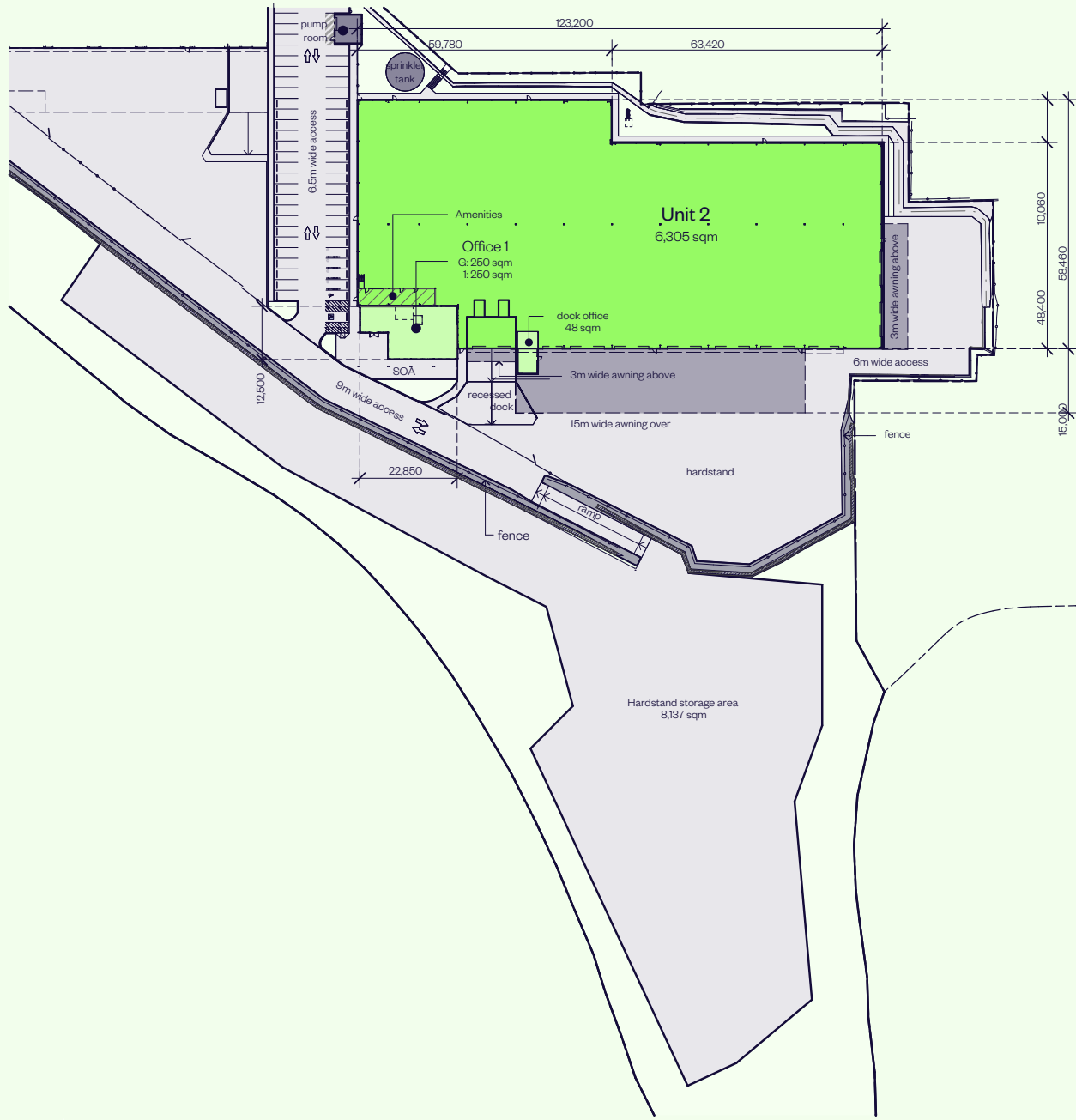


■ FOR LEASE



# UNIT 2 AND HARDSTAND PLAN

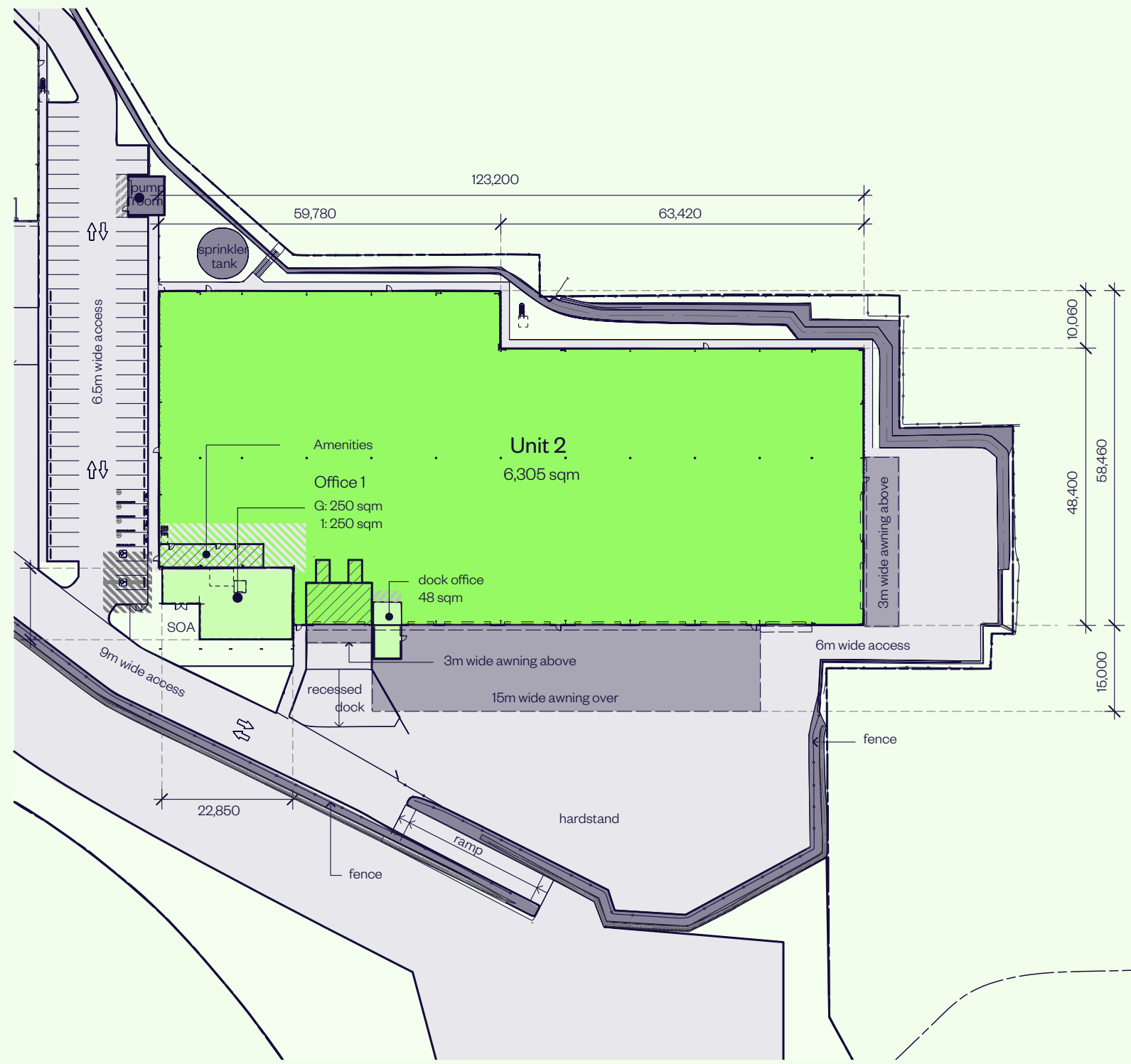
AREA SCHEDULE	SQM
Warehouse 2	
Warehouse	6,305
Office ground	250
Office first	250
Dock office	48
<b>Total</b>	<b>6,853</b>
Car parks	97 spaces
Adjacent hardstand area	8,137





# UNIT 2 PLAN

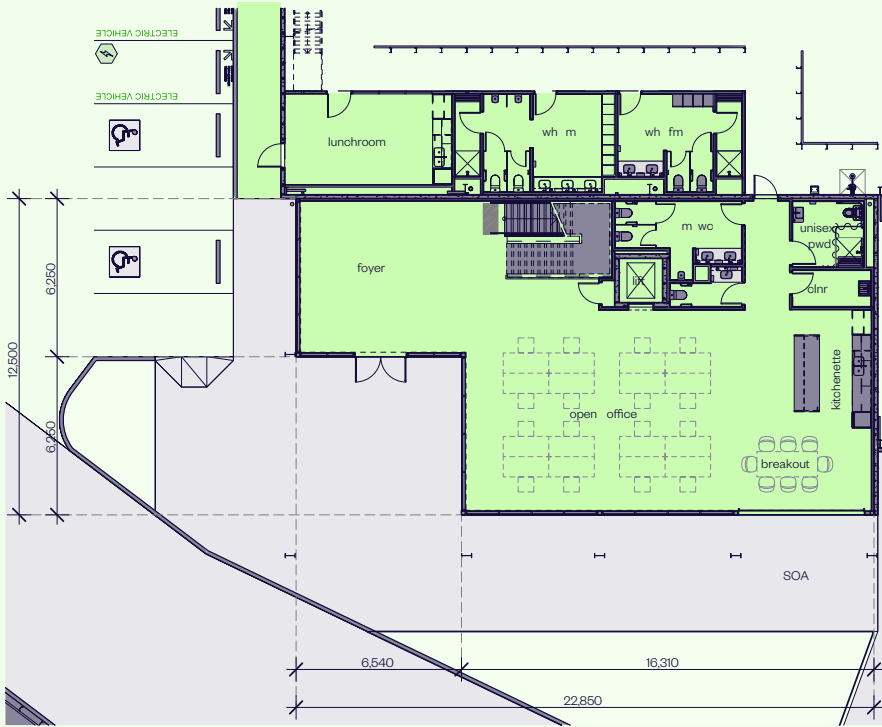
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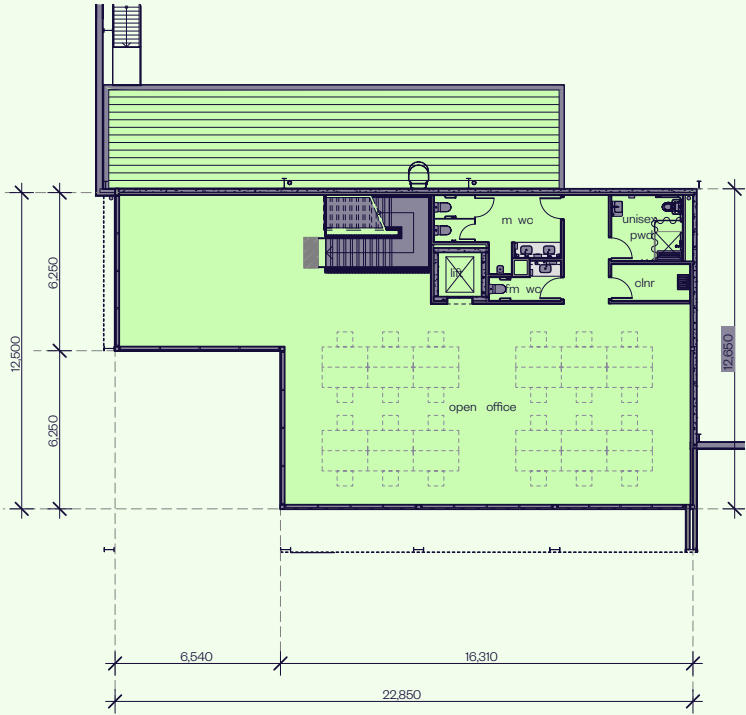


# UNIT 2 OFFICE PLAN

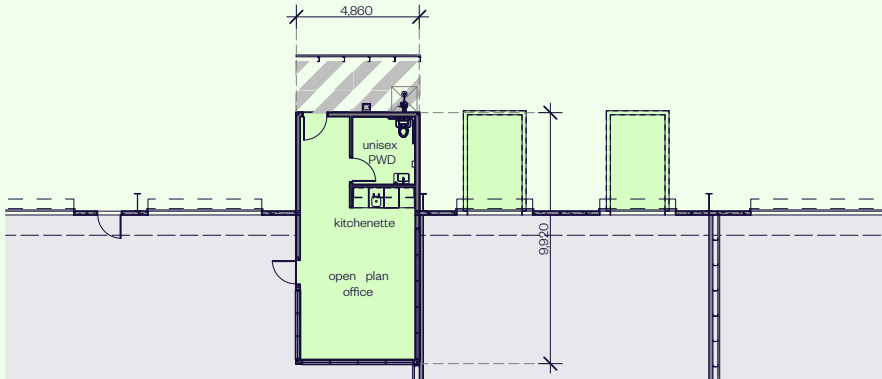
AREA SCHEDULE	SQM
Office 2	
Office ground	250
Office first	250
Dock office	48
<b>Total</b>	<b>548</b>



Office - ground floor



Office - first floor



Dock office



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



**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.

**SERVICE**





PROVEN TRACK RECORD

# AUSTRALIA POST

Redbank Motorway Estate  
Redbank, QLD

## Purpose of the facility

- + Largest parcel facility and delivery centre for Australia Post in Australia, capable of sorting 700,000 parcels per day
- + 30m wide awnings along both side of the warehouse
- + 1MW rooftop solar power system.

## Time to construct

- + 11 months.



50,000 SQM



# PROVEN TRACK RECORD

## COLES

Redbank Motorway Estate  
Redbank, QLD

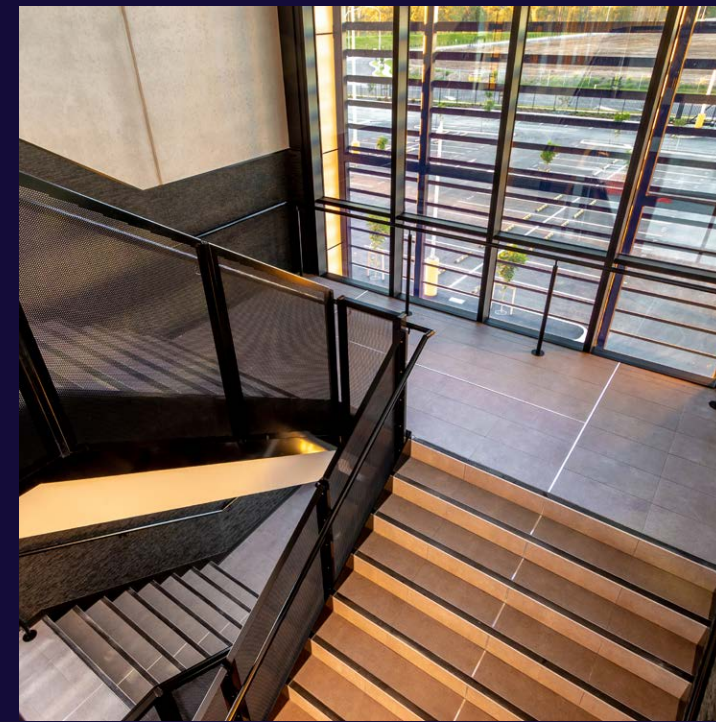
### Purpose of the facility

- + Air-conditioned warehouse up to 36m high to accommodate Coles's 30m high Automated Storage and Retrieval System
- + Dedicated dangerous goods storage
- + 8MVA dedicated power supply with dual feeds
- + 3.5MW rooftop solar PV system
- + 180,000 litres of rainwater collection with UV filtration system for amenity and irrigation
- + Dual fire rated communications rooms with gas fire suppression system.

### Time to construct

- + 20 months.

# 66,067 SQM







PROVEN TRACK RECORD

## AMAZON

Port Industry Park  
Lytton, QLD

### **Purpose of the facility**

- + Fully temperature controlled facility
- + Multi-mezzanine storage
- + Integrated building management system with security and CCTV
- + Upgraded high voltage supply and backup generator
- + Truck guard house
- + Hazardous materials storage.

### **Time to construct**

- + 9 months.

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**16,278 SQM**

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# PROVEN TRACK RECORD

# AMART FURNITURE

Rochedale Motorway Estate  
Redbank, QLD

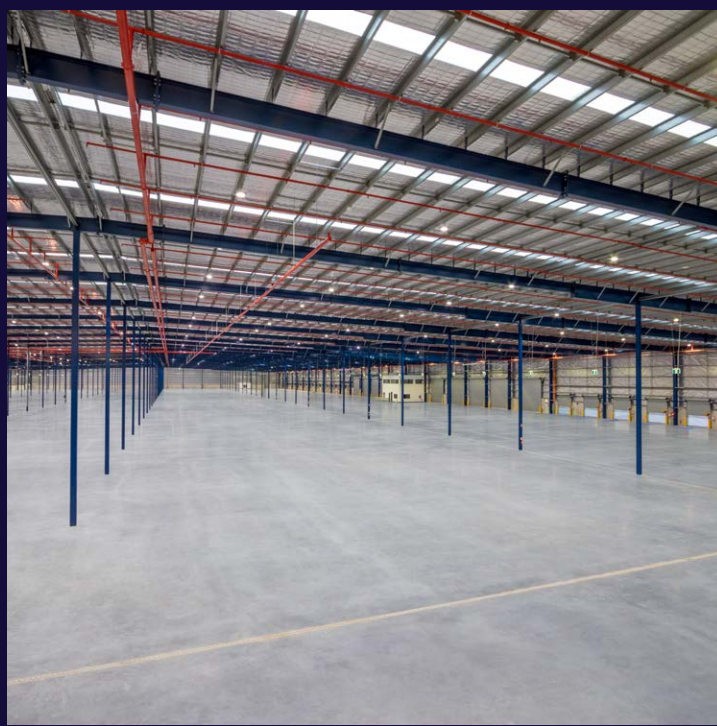
### Purpose of the facility

- + 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.

### Time to construct

- + 11 months.

# 50,571 SQM





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.



# SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



## **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
- + Program of third party Principal Contractor health and safety reviews.

## **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.



# 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.



# CONTACT US



## ENQUIRE NOW

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