
Industrial Development
Brisbane Airport



THE OPPORTUNITY

Be amongst quality brands Miele Australia, Downer, DHL, Australia Post, GPC Repco and Haymans Electrical in the highly established and successful industrial precinct, Export Park.

Pre-lease opportunities exist for 4,740m² to 25,500m² on both standard industrial and airside access development sites.

With demand rising there is no better time to make the move to Export Park.



\$1.8 BILLION

INFRASTRUCTURE TO BE DELIVERED 2018–2022



35

Airlines



84

Destinations



24,000+

Workers

\$1.7 BILLION

INVESTED IN INFRASTRUCTURE SINCE 2012



425+

Businesses



23m+

Passengers



24/7

Precinct

\$1.3 BILLION

BNE PROPERTY PORTFOLIO



500

Hectares of
developable land



2,700

Hectares site



1st

Australia's largest capital
city airport by size

BRISBANE AIRPORT

Brisbane Airport (BNE) is the premier gateway to Queensland. Curfew-free and operating 24/7, BNE will double its passengers, jobs and investments in the next 20 years.

With Brisbane's New Runway, BNE Auto Mall and 100+ other construction and development projects onsite or in planning, BNE's 2,700 hectare leasehold is one the most significant growth hubs in Australia.

BNE Property is the division of Brisbane Airport Corporation, operators of BNE, that guides the flexible and sustainable development of approximately 500 hectares of the leasehold land.

Our approach is to provide guidance through the development process, deliver timely and at-cost projects, and support the ongoing operation of facilities.

MOVING TO BNE

Export Park has direct linkages to South East Queensland's dynamic transportation network, unrivaled onsite amenity and ability to operate 24/7.

Amenity

Skygate, BNE Service Centre and the Domestic and International Terminals provide tenants at Export Park with extensive onsite shopping, dining and lifestyle options. Nightshift workers benefit from the 24/7 amenity of Woolworths and Jetts Fitness within Skygate Centre and McDonalds and Coles Express at BNE Service Centre.

Additional amenity options will be added to this extensive range with the opening of BNE Auto Mall in 2021.

Flexibility

Our flexible approach enables us to tailor our offering to our clients' needs. Whether it be purpose-built facilities or ground leases to facilitate owner/occupiers or investors, our team will make the best fit for a company's size, location, workforce, process and financial requirements.

Property Management and Facilities Maintenance

Our service continues long after a project is complete, through our in-house property management and facilities team. Our property managers build relationships with our tenants during the project development phase. This enables seamless transition between project completion through to relocation and operation. Access to facilities management is 24/7 so that our tenants can continue to operate with minimal disruption.

Gigabit Precinct

BNE is leading the way establishing Australia's first airport gigabit precinct with 250 km of new state-of-the-art full fibre infrastructure enabling existing and new business tenants access to ultra-fast internet connectivity. The fibre network, combined with an industry grade Data Centre and Internet Exchange already onsite, means BNE is capable of offering business tenants 1,000 Mbps upload/download speed, compared to best case NBN connection of up to 100 Mbps.

Sustainability

BNE is the first precinct in Australia to be awarded a Green Building Council of Australia Green Star. Our integrated power network, water management system and solar initiatives aim to maximise energy efficiencies across BNE. Dedicated biodiversity zones protect 285 hectares of wetlands and grasslands that are home to local flora and fauna.

We develop and implement Ecological Sustainable Design guidelines for all developments. Significant assets undergo a sustainability benchmark internal assessment using tools such as the National Australian Built Environment Rating System (NABERS) and the Green Building Council of Australia's Green Star Performance program.

BNE Airport Club

The program gives the on airport working community the opportunity to access a number of exclusive discounts, offers and promotions from premium onsite and airport partner retailers.

BNE Enterprise

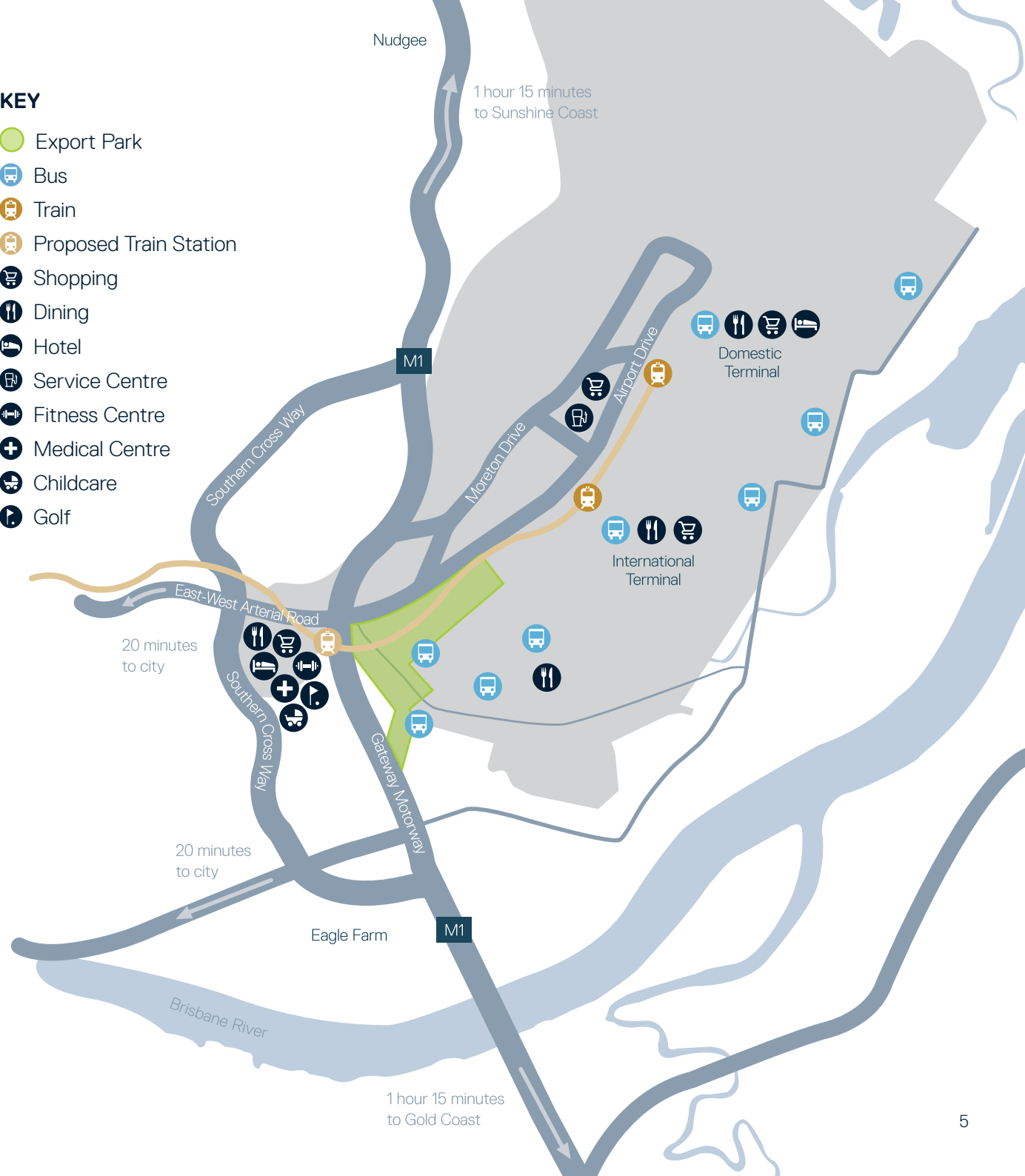
Businesses at BNE can access BNE Enterprise, a non-profit organisation with an independent board dedicated to generating positive business partnerships and support across all precincts.

Security

The precinct is patrolled by private security and is reinforced by a strong Australian Federal Police presence on airport on a 24/7 basis.

KEY

- Export Park
- Bus
- Train
- Proposed Train Station
- Shopping
- Dining
- Hotel
- Service Centre
- Fitness Centre
- Medical Centre
- Childcare
- Golf



DEVELOPMENT AT EXPORT PARK

- Pre-lease opportunities of 4,740m² to 25,500m²
- Sites with airside access available
- Purpose-built facilities designed to your accommodation requirements
- Gigabit fibre network offering 10x faster speeds than NBN connection
- High quality finishes
- Ample onsite parking
- 24 hour operations permitted
- Mixed use/industrial zoning approved



EXPORT PARK MASTERPLAN

VACANT LOTS

Lots	Size m ²
EPC029 + EPC025*	25,500m ²
EPC029	20,600m ²
EPC033 + EPC034	9,950m ²
EPC032	9,200m ²
EPC013	7,910m ²
EPC006	5,350m ²
EPC003	4,740m ²

*parking

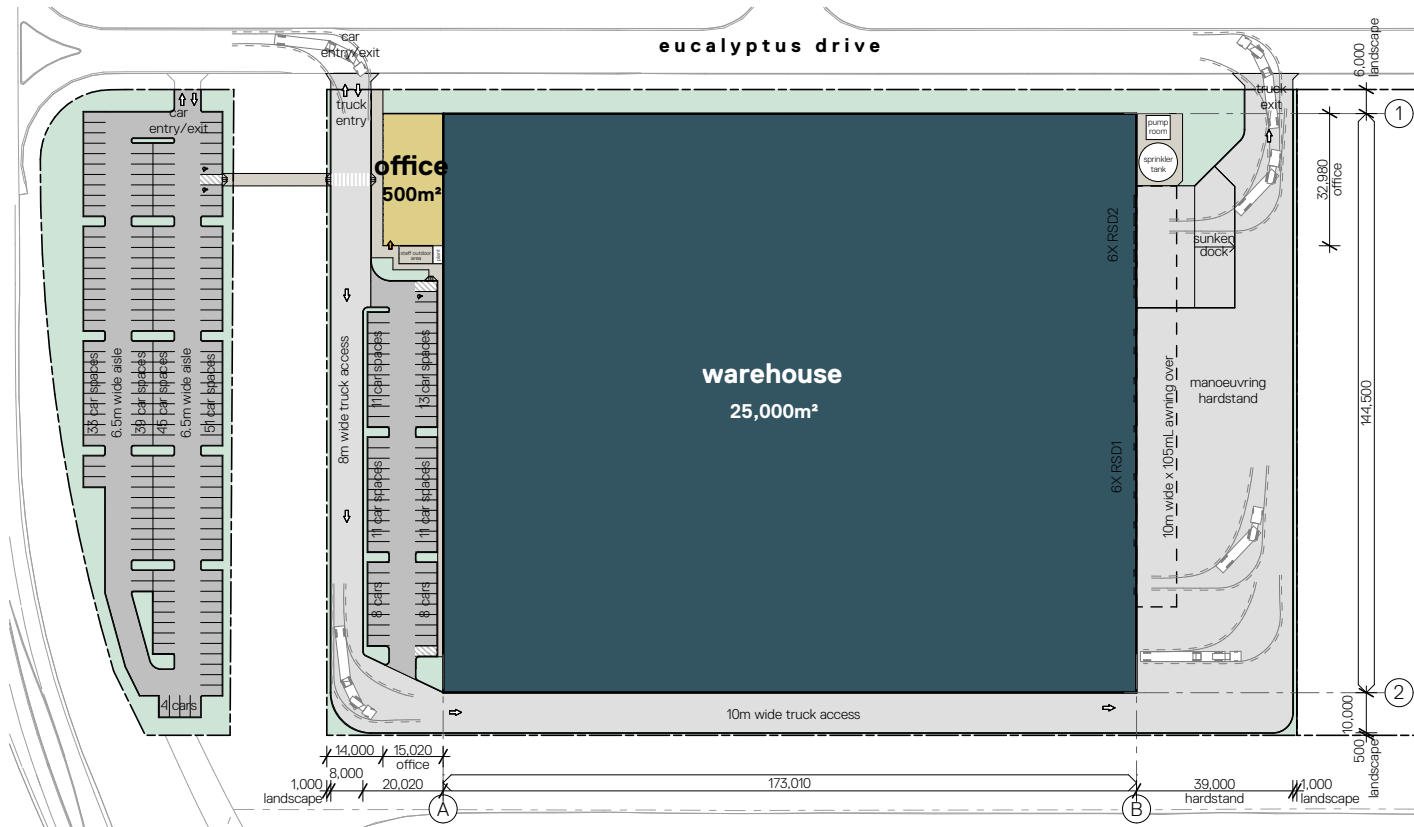
KEY

- Export Park
- Airside
- Drainage Reserves



LOT EPC029 FLOORPLAN (option 1)

EXPORT PARK



MAIN SITE INFORMATION

Lot EPC029	
Site area	39,000m ²
Heavy duty pavement	7,875m ²
Light duty pavement	1,578m ²
Landscape area	2,446m ²
Warehouse	25,000m ²
Office	500m ²
Total GFA	25,500m ²
Site yield	63.30%

OVERFLOW SITE INFORMATION

Lot EPC025	
Site area	6,523m ²
Light duty pavement	4,455m ²
Landscape area	1,966m ²

CAR PARKING

Carparks	234
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AWNING AREA

Cover	1,050m ²
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DOCKS

At grade docks	6no.
Sunken docks	6no.

SPRINGING HEIGHT

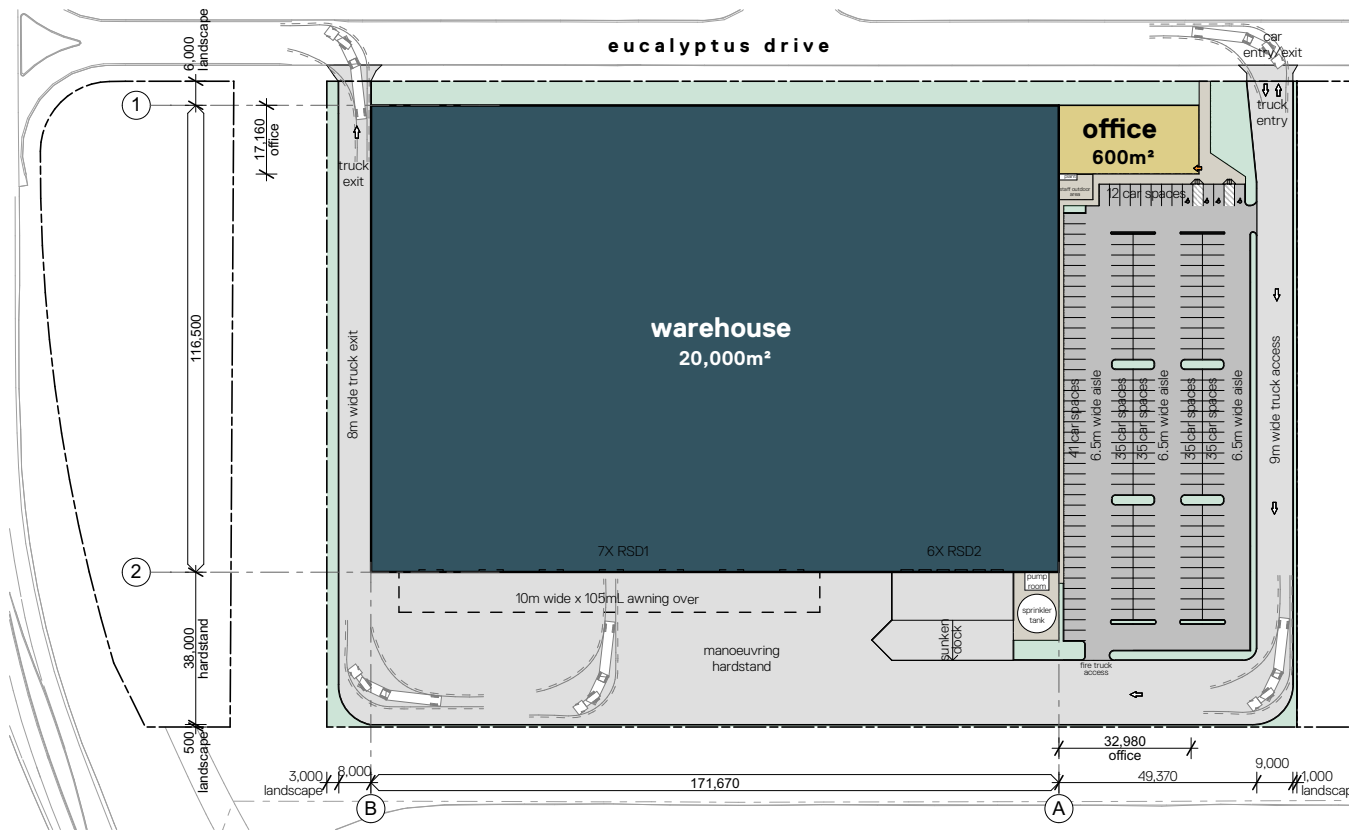
Springing height	10m
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ROLLER SHUTTERS

RSD1	6m wide x 6m high roller shutter door
RSD2	3m wide x 3m high roller shutter door

LOT EPC029 FLOORPLAN (option 2)

EXPORT PARK



SITE INFORMATION

Site area	39,000m ²
Heavy duty pavement	9,203m ²
Light duty pavement	5,258m ²
Landscape area	2,650m ²
Warehouse	20,000m ²
Office	600m ²
Total GFA	20,600m ²
Site yield	52.82%

CAR PARKING

Carparks	193
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AWNING AREA

Cover	1,050m ²
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DOCKS

At grade docks	7no.
Sunken docks	6no.

SPRINGING HEIGHT

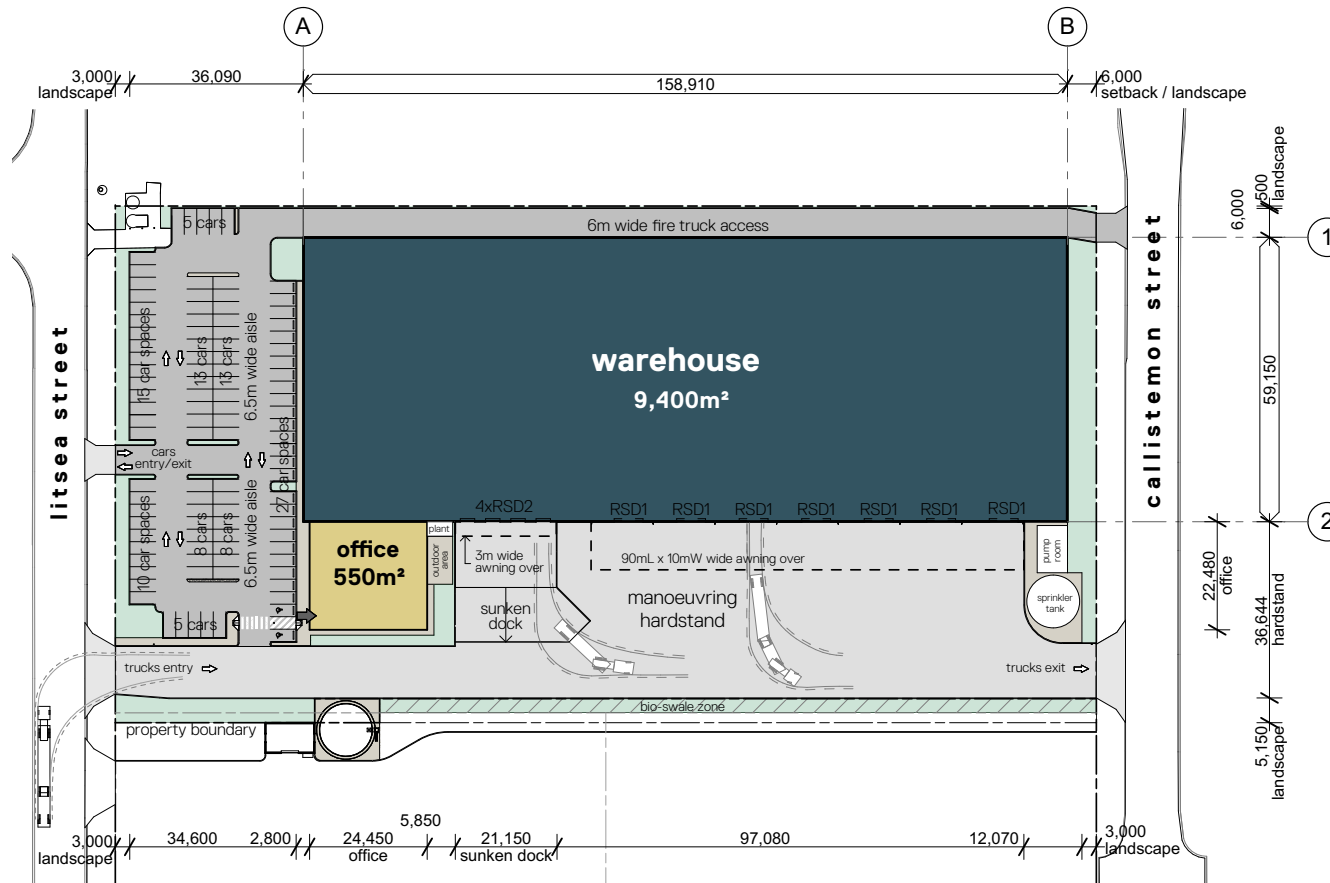
Springing height	10m
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ROLLER SHUTTERS

RSD1	6m wide x 6m high roller shutter door
RSD2	3m wide x 3m high roller shutter door

LOT EPC033 AND EPC034 FLOORPLAN

EXPORT PARK



SITE INFORMATION

Site area	21,106m ²
Heavy duty pavement	4,703m ²
Light duty pavement	3,922m ²
Landscape area	1,916m ²
Warehouse	9,400m ²
Office	550m ²
Total GFA	9,950m ²
Site yield	47.14%

CAR PARKING

Carparks	104
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AWNING AREA

Cover	900m ²
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DOCKS

At grade docks	7no.
Sunken docks	4no.

SPRINGING HEIGHT

Springing height	10m
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ROLLER SHUTTERS

RSD1	6m wide x 6m high roller shutter door
RSD2	3m wide x 3m high roller shutter door

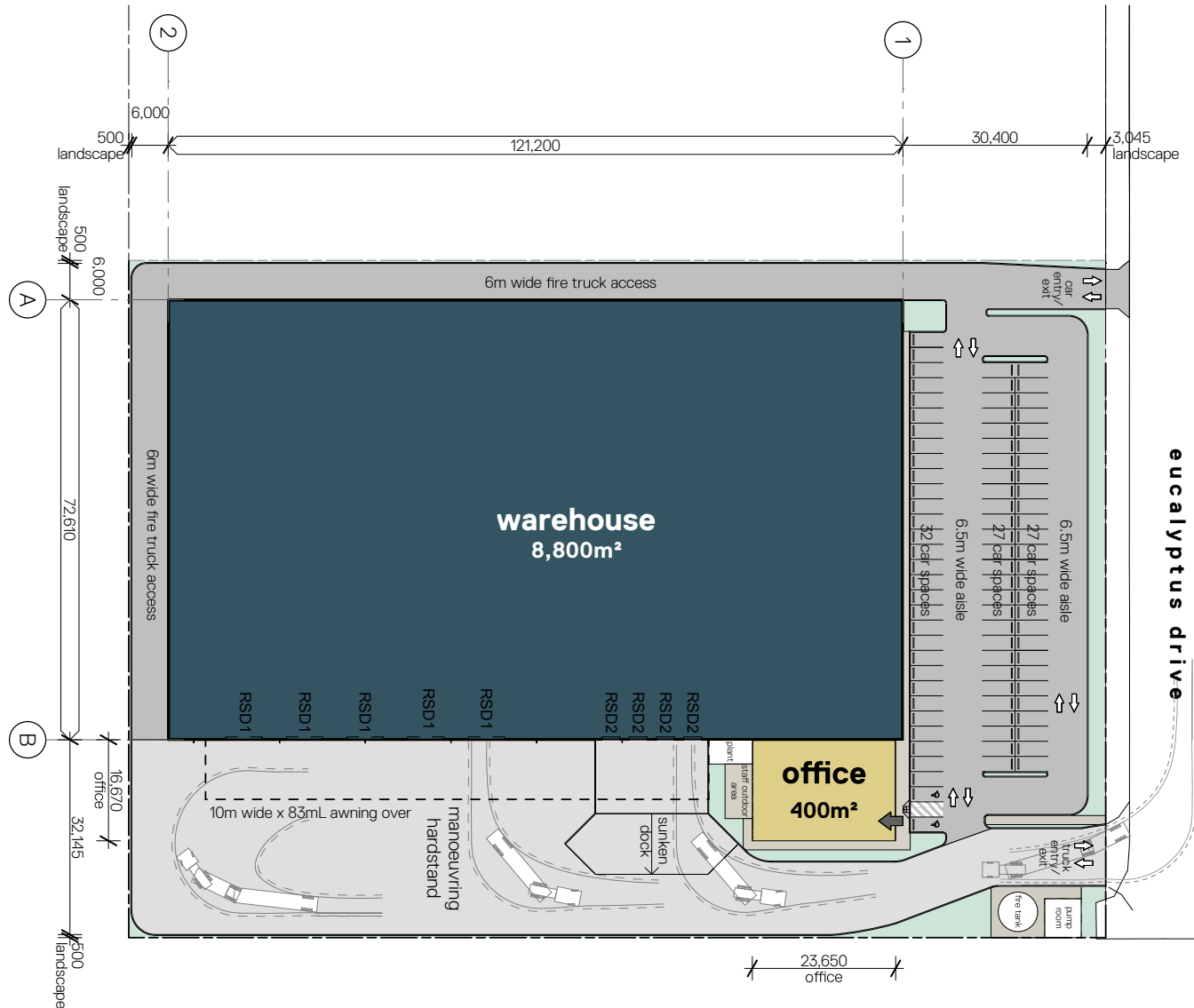
LOT EPC033 AND EPC034



Artists impression. Images are for illustrative purposes only and subject to change.

LOT EPC032 FLOORPLAN

EXPORT PARK



SITE INFORMATION

Site area	18,009m ²
Heavy duty pavement	3,322m ²
Light duty pavement	3,842m ²
Landscape area	675m ²
Warehouse	8,800m ²
Office	400m ²
Total GFA	9,200m ²
Site yield	51.08%

CAR PARKING

Carparks	86
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AWNING AREA

Cover	830m ²
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DOCKS

At grade docks	5no.
Sunken docks	4no.

SPRINGING HEIGHT

Springing height	10m
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ROLLER SHUTTERS

RSD1	6m wide x 6m high roller shutter door
RSD2	3m wide x 3m high roller shutter door

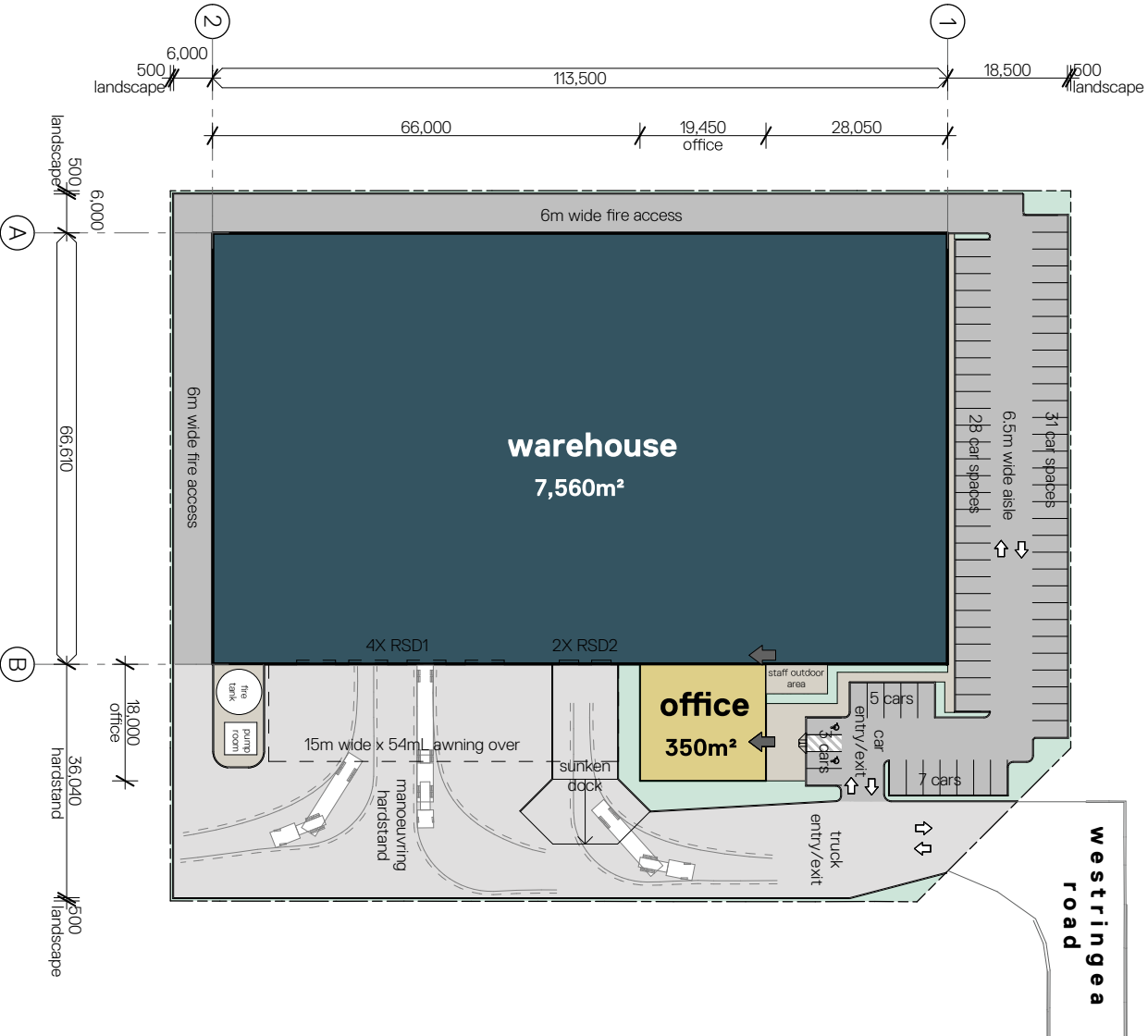
LOT EPC032



Artists impression. Images are for illustrative purposes only and subject to change.

LOT EPC013 FLOORPLAN

EXPORT PARK



SITE INFORMATION

Site area	14,970m ²
Heavy duty pavement	2,787m ²
Light duty pavement	2,968m ²
Landscape area	474m ²
Warehouse	7,560m ²
Office	350m ²
Total GFA	7,910m ²
Site yield	52.83%

CAR PARKING

Carparks	67
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AWNING AREA

Cover	810m ²
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DOCKS

At grade docks	4no.
Sunken docks	2no.

SPRINGING HEIGHT

Springing height	10m
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ROLLER SHUTTERS

RSD1	6m wide x 6m high roller shutter door
RSD2	3m wide x 3m high roller shutter door

LOT EPC006 FLOORPLAN

EXPORT PARK



SITE INFORMATION

Site area	11,376m ²
Heavy duty pavement	3,173m ²
Light duty pavement	2,000m ²
Landscape area	565m ²
Warehouse	5,000m ²
Office	350m ²
Total GFA	5,350m ²
Site yield	47.00%

CAR PARKING

Carparks	38
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AWNING AREA

Cover	485m ²
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DOCKS

At grade docks	8no.
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SPRINGING HEIGHT

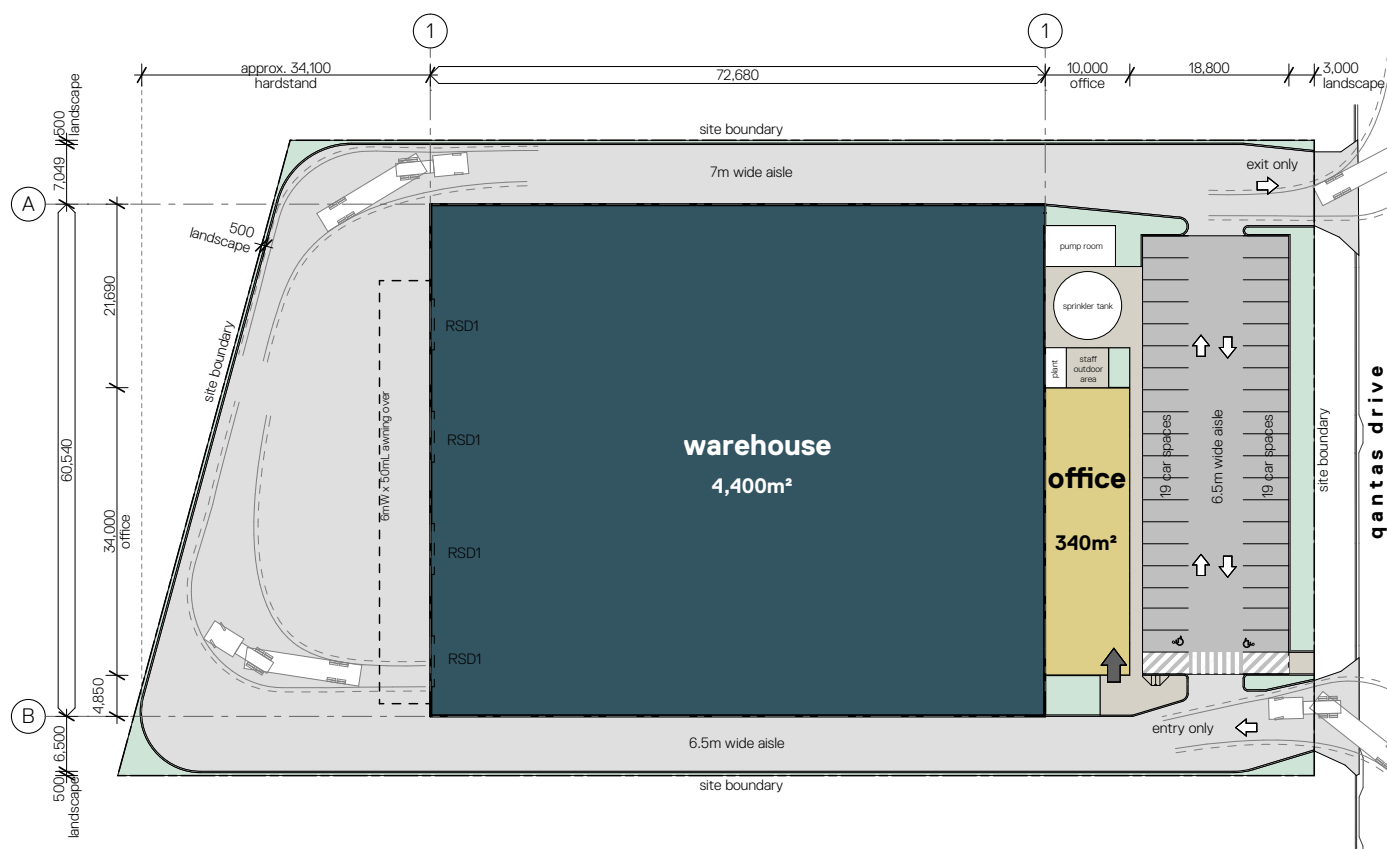
Springing height	10m
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ROLLER SHUTTERS

RSD1	6m wide x 6m high roller shutter door
RSD2	3m wide x 3m high roller shutter door

LOT EPC003 FLOORPLAN

EXPORT PARK



SITE INFORMATION

Site area	9,854m ²
Heavy duty pavement	3,444m ²
Light duty pavement	896m ²
Landscape area	410m ²
Warehouse	4,400m ²
Office	340m ²
Total GFA	4,740m ²
Site yield	48.10%

CAR PARKING

Carparks	38
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AWNING AREA

Cover	300m ²
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DOCKS

At grade docks	4no.
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SPRINGING HEIGHT

Springing height	10m
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ROLLER SHUTTERS

RSD1	6m wide x 6m high roller shutter door
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RECENT INDUSTRIAL PROJECTS



MIELE AUSTRALIA

Size

7,065m² showroom, workshop, warehouse and office

Time to Complete

7 months



HAYMANS ELECTRICAL

Size

5,600m² warehouse and office

Time to Complete

8 months





DIRECT COURIERS

Size

2,280m² warehouse and office

Time to Complete

6 months



QUALITY FOODS AND BEVERAGES

Size

11,260m² warehouse, cold storage and office

Time to Complete

12 months



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