

ABOVE+ BEYOND

PORT INDUSTRY PARK
42-52 EXPORT STREET, LYTTON, QLD



Opportunity

Port Industry Park is a brand new industrial development located adjacent to both the Port of Brisbane and the Port of Brisbane Motorway.

The Estate offers a number of outstanding leasing opportunities with flexible warehouse and office spaces to suit user requirements from 6,663–16,267 sqm.





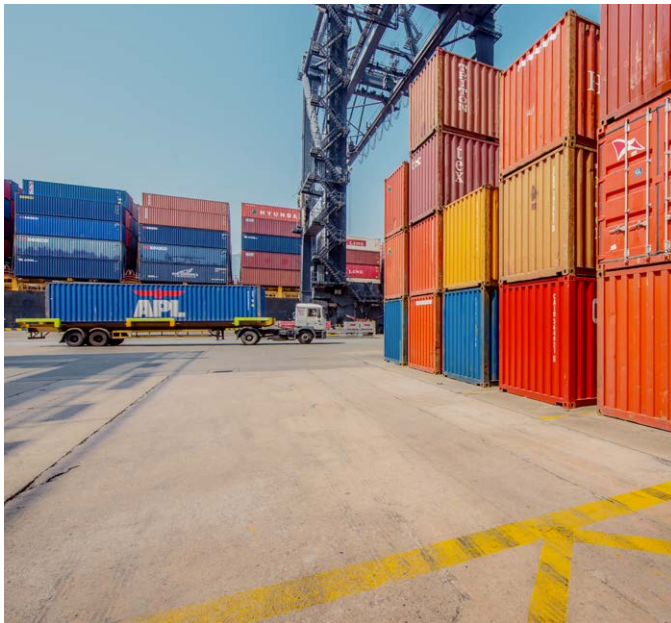
VIEW FROM ABOVE – CITY VIEW





A clever move

Ideally located in Brisbane's TradeCoast precinct, Port Industry Park offers users outstanding access to key transport networks with the Port of Brisbane, Brisbane Airport and direct access to major arterials including the Port of Brisbane Motorway and Gateway Motorway.



CENTRALLY CONNECTED



0.3KM

to Port of Brisbane Motorway



5KM

to Port of Brisbane



7KM

to Gateway Motorway



19KM

to Brisbane CBD

Modern workspace

- + Brand new warehouse+office facilities for lease
- + Flexible tenancy options from 6,663–16,267 sqm to suit user requirements
- + High clearance warehouse (minimum 10.7m)
- + ESFR fire sprinklers
- + Multiple on-grade roller shutters and recessed docks
- + Large awnings (up to 15m) providing all-weather loading
- + Heavy duty container rated hardstand
- + High quality, modern office spaces.



HIGH QUALITY FACILITIES WITH CONVENIENT ACCESS TO KEY TRANSPORT NETWORKS







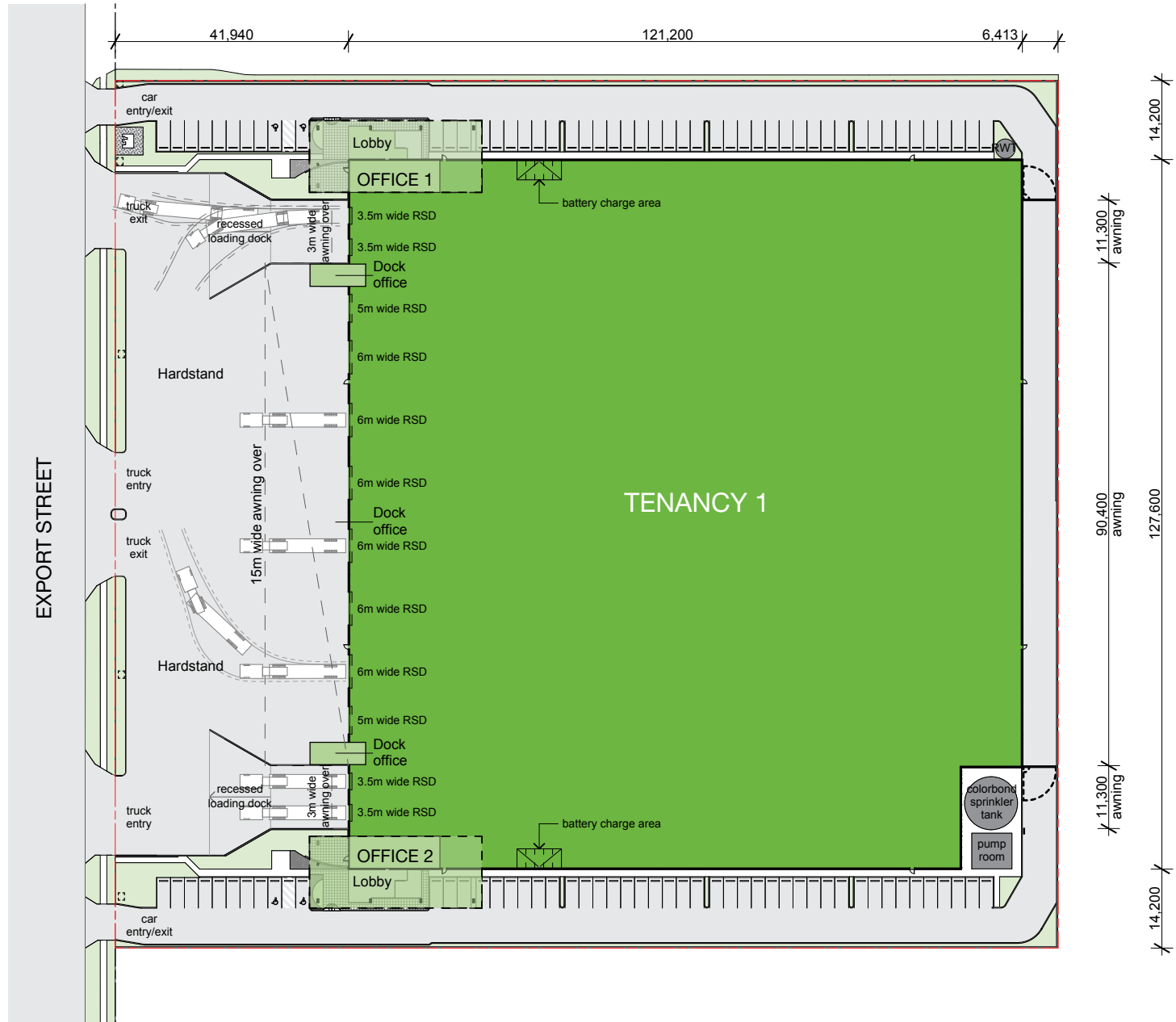
Goodman’s long-term investment in its facilities means we are committed to providing superior building designs with durable materials to ensure all round sustainability.

ITEM	BASE INDUSTRIAL DESIGN	GOODMAN DESIGN – PORT INDUSTRY PARK
Warehouse floor	5 tonne point load – 25 kPa UDL	6 tonne rack leg load and 35 kPa UDL
Warehouse construction joints	Exposed concrete edges at construction joints	Steel armoured construction joints
Warehouse height (maximum)	12.2 metres	13.7 metres
Warehouse fire sprinkler	K14	ESFR K22 allowing higher racked storage
Warehouse services (lighting and fire services)	To suit open warehouse	To suit generic layout of single selective racking
Warehouse internal column spacing	Various	11.3 metres spacing suits both single selective and double deep rack configurations
Forklift charging points	Excluded	Five (5) forklift charging points included for each tenancy
Dock office with amenities	Excluded	Included
Hardstand	Minimum requirements for heavy vehicle access	Upgraded to allow shipping containers
Structural steel	To minimum Australian standards requirements	Upgraded beyond Australian standards to cater for additional loads
Warehouse and office roof	Standard trimdeck or similar screw fixed metal sheeting	Kliplok metal sheeting clip fixed from underneath rather than screwed from above to minimise potential roof leaks
Warehouse roof ventilation	Roof ridge vents. Water can bounce or be blown into the vents during heavy downpours or in windy conditions	Mechanical exhaust fans to purge air from warehouse turned on when required by occupants so are controllable
Warehouse roof skylights	Translucent sheets are generally minimum grade 2400gsm	Ampelite fire retardant 3050gsm premium Wonderglas GC (stronger than standard)
Dock levellers	10 foot deck	14 foot deck Arbon HL 714 Rite Hite 14 foot dock leveller (equal to Tieman/Safetech 714H)
Truck lock provisions	Nil	Conduits installed in slab for future installation of pit bull or similar trailer restraint if required
Solar power provisions	Nil	Roof structure partially upgraded and space provided in MSB for future installation of Solar PV generation system
Warehouse and office lighting	Fluorescent	LED to all areas
Rainwater collection and re-use	Nil	Rainwater tank with pump and filtration system to supply water for toilet flushing and garden irrigation

ITEM	BASE INDUSTRIAL DESIGN	GOODMAN DESIGN – PORT INDUSTRY PARK
Perimeter fencing and gates	Chainwire barbed wire	Spear top security fence and motorised gates to street frontages. Chainwire topped with barbed wire to other boundaries
Offices	Standard industrial grade finishes	Corporate / commercial grade finishes
Amenities	Tiled skirtings and splashbacks to walls	Full height tiled from floor to ceiling
Kitchenettes	Laminate benchtops with above bench boiling water units	Corian benchtop with ZIP under bench boiling and chilled water unit
Quality assurance – peer reviews	Not standard	Standard – all design documents are peer reviewed by independent engineers
Hardstand (depth from building to kerb)	33 metres to 35 metres	42 metre hardstand depth

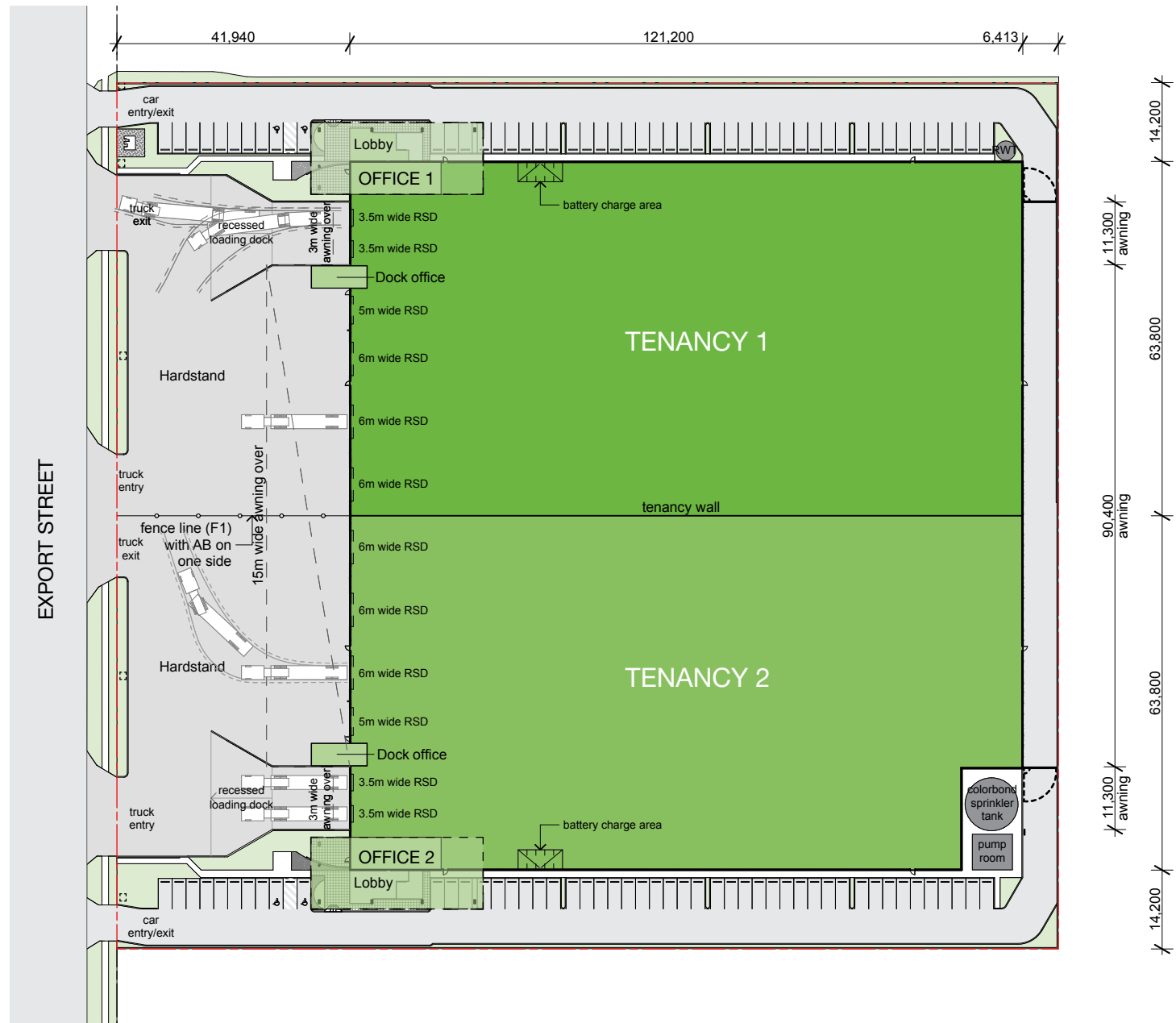


AREA SCHEDULE	SQM
Tenancy 1	
Warehouse	15,289
Dock offices	80
Office 1 (lobby+first)	449
Office 2 (lobby+first)	449
Total building area	16,267
Awning	1,424
Hardstand area	4,761
Light duty area	4,479
Car parking	96

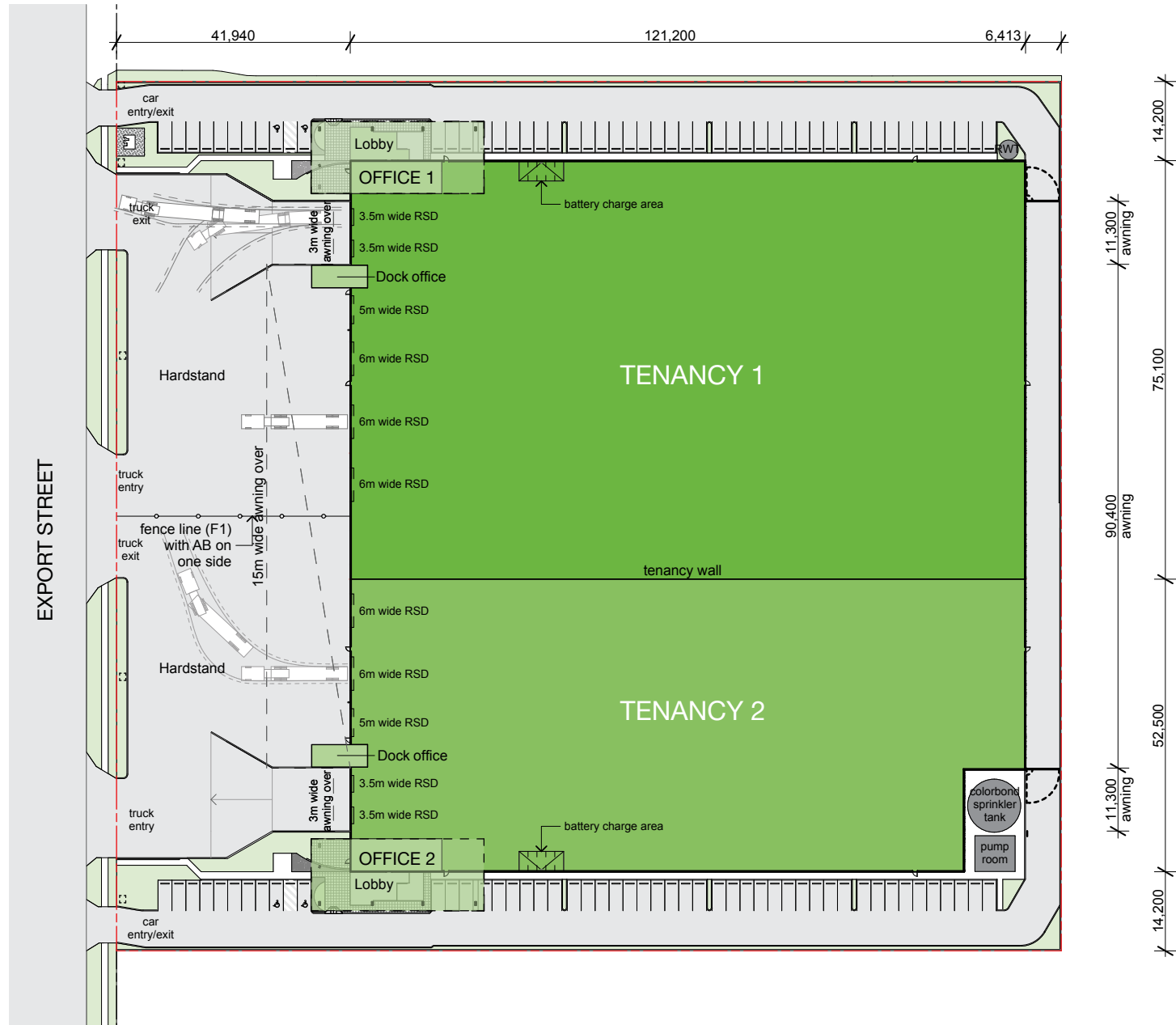


■ For lease

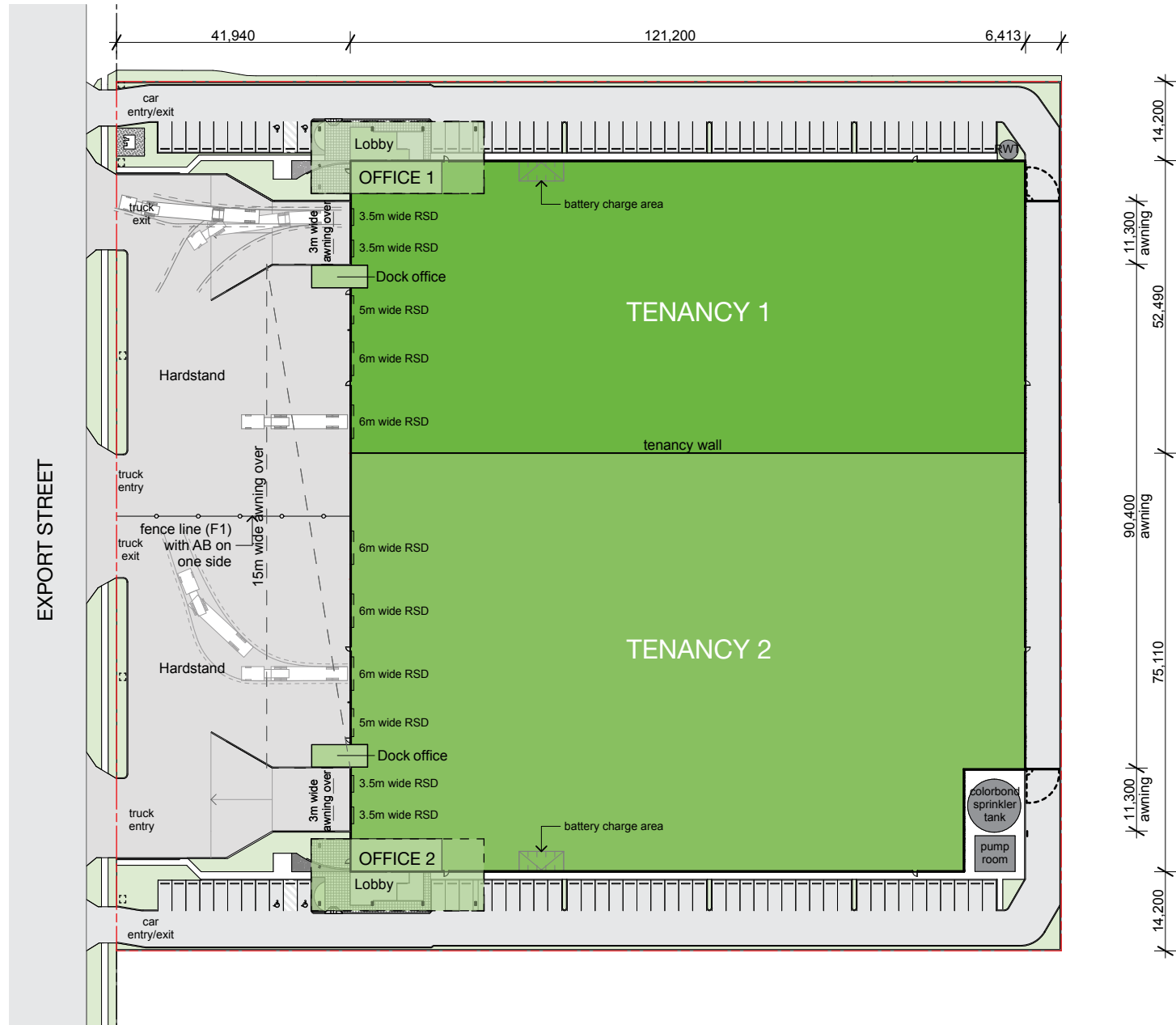
AREA SCHEDULE	SQM
Tenancy 1	
Warehouse	7,745
Dock office	40
Office (lobby+first)	449
Total area	8,234
Tenancy 2	
Warehouse	7,544
Dock office	40
Office (lobby+first)	449
Total area	8,033
Total building area	16,267
Awning	1,424
Hardstand area	4,761
Light duty area	4,479
Car parking	96



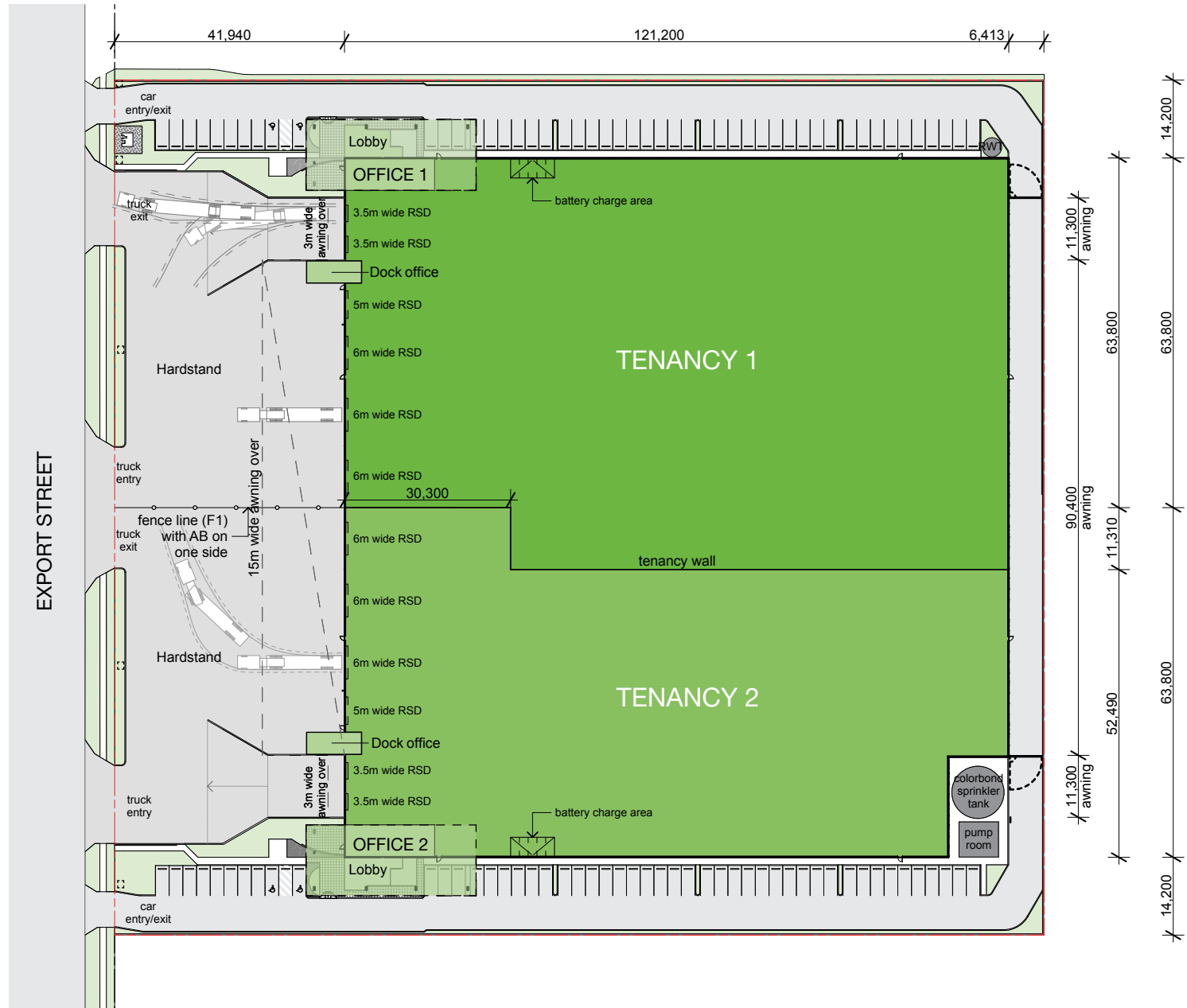
AREA SCHEDULE	SQM
Tenancy 1	
Warehouse	9,115
Dock office	40
Office (lobby+first)	449
Total area	9,604
Tenancy 2	
Warehouse	6,174
Dock office	40
Office (lobby+first)	449
Total area	6,663
Total building area	16,267
Awning	1,424
Hardstand area	4,761
Light duty area	4,479
Car parking	96



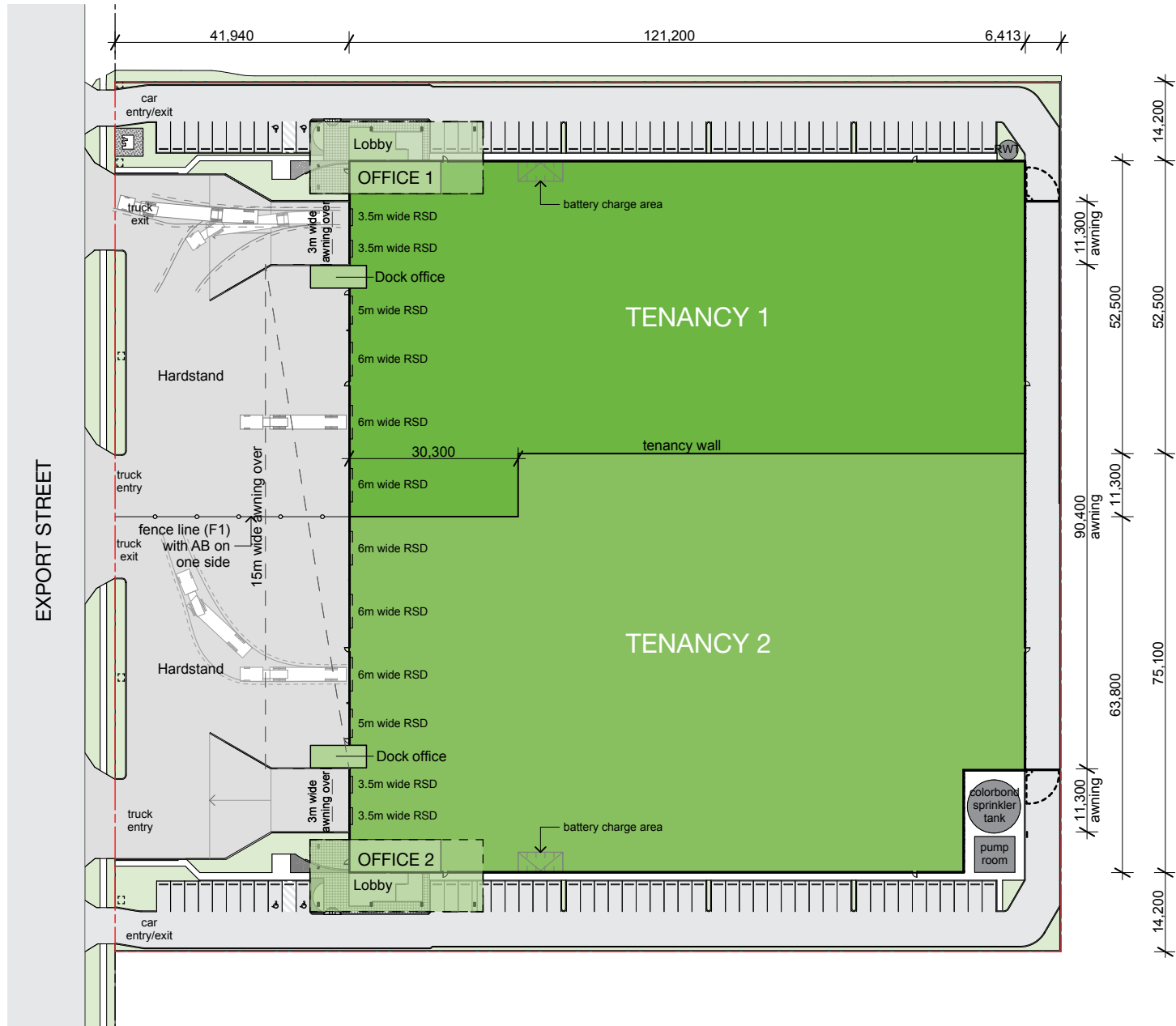
AREA SCHEDULE	SQM
Tenancy 1	
Warehouse	6,375
Dock office	40
Office (lobby+first)	449
Total area	6,864
Tenancy 2	
Warehouse	8,914
Dock office	40
Office (lobby+first)	449
Total area	9,403
Total building area	16,267
Awning	1,424
Hardstand area	4,761
Light duty area	4,479
Car parking	96

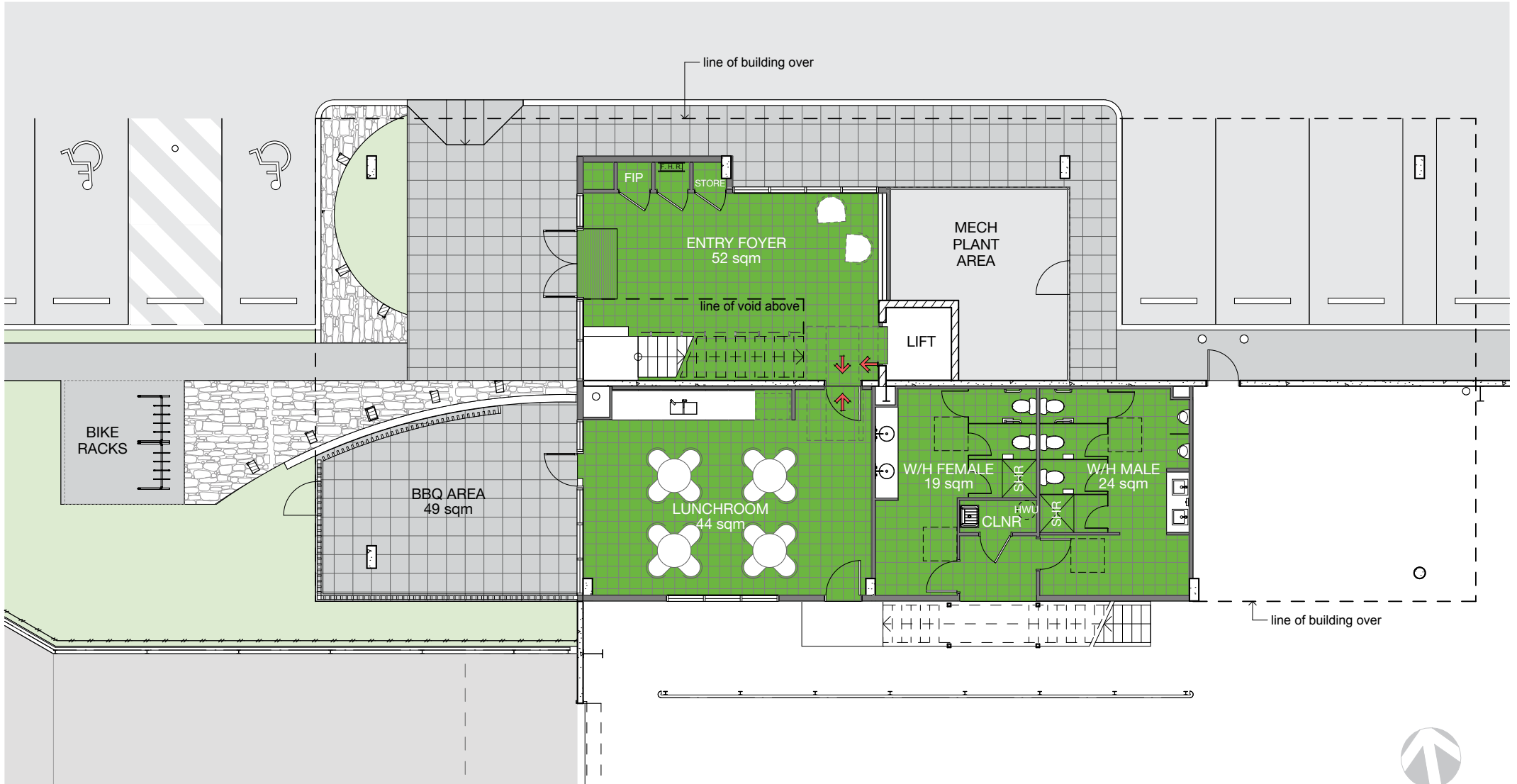


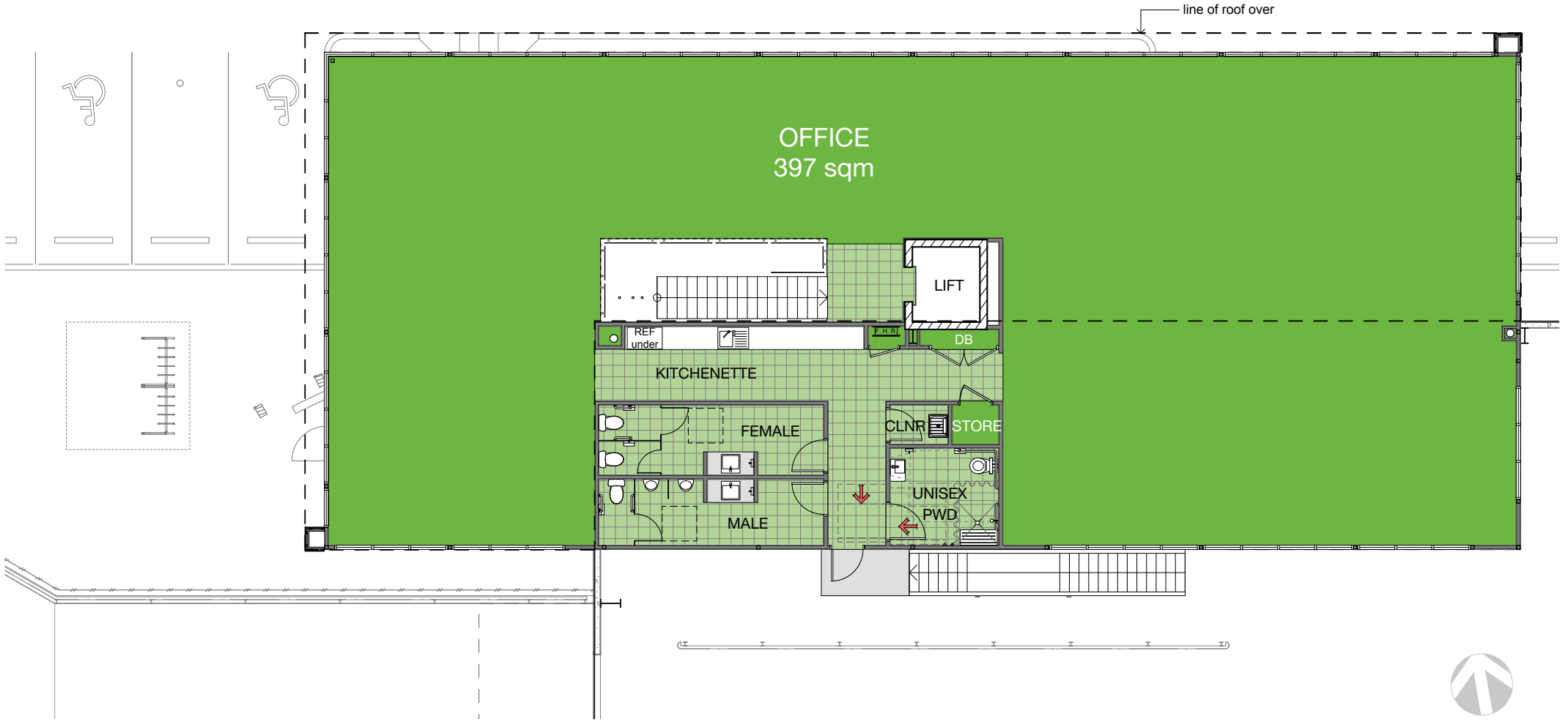
AREA SCHEDULE	SQM
Tenancy 1	
Warehouse	8,772
Dock office	40
Office (lobby+first)	449
Total area	9,261
Tenancy 2	
Warehouse	6,517
Dock office	40
Office (lobby+first)	449
Total area	7,006
Total building area	16,267
Awning	1,424
Hardstand area	4,761
Light duty area	4,479
Car parking	96

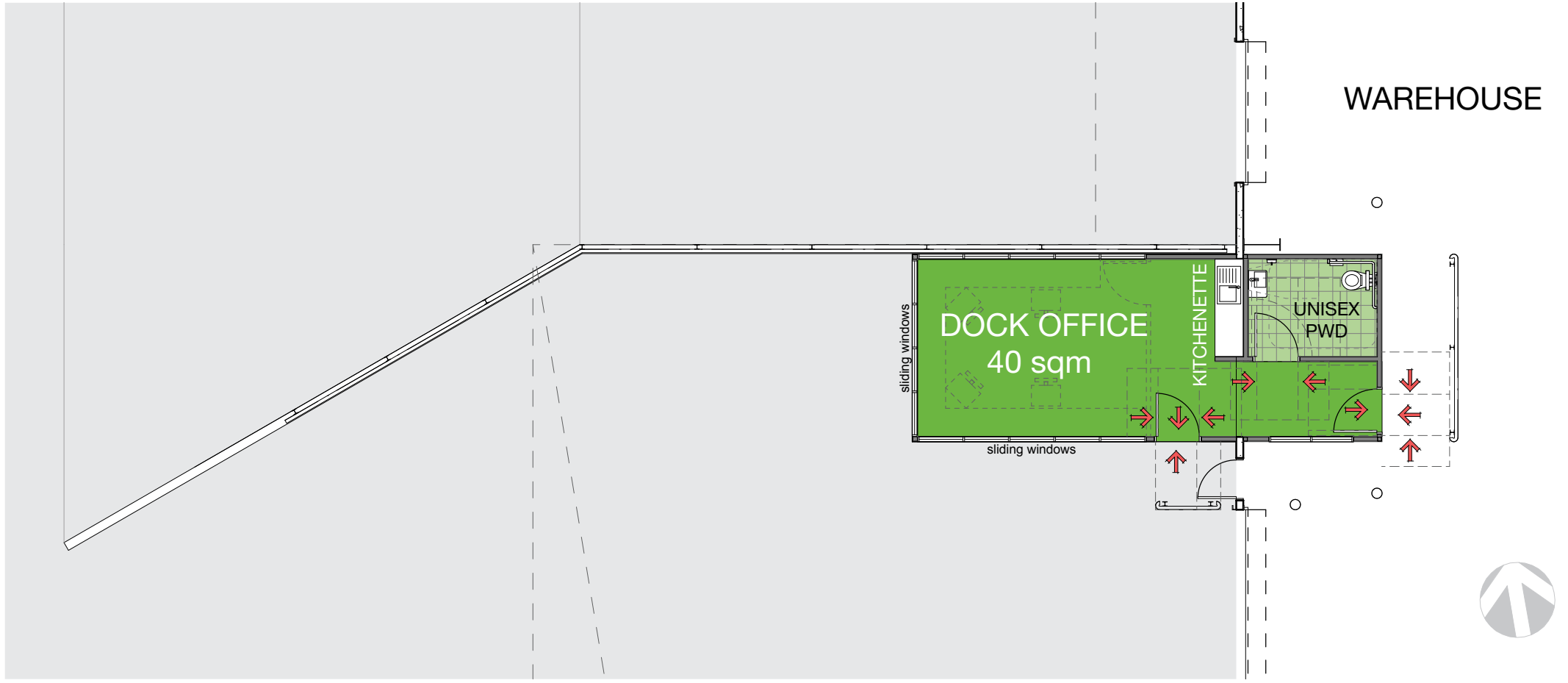


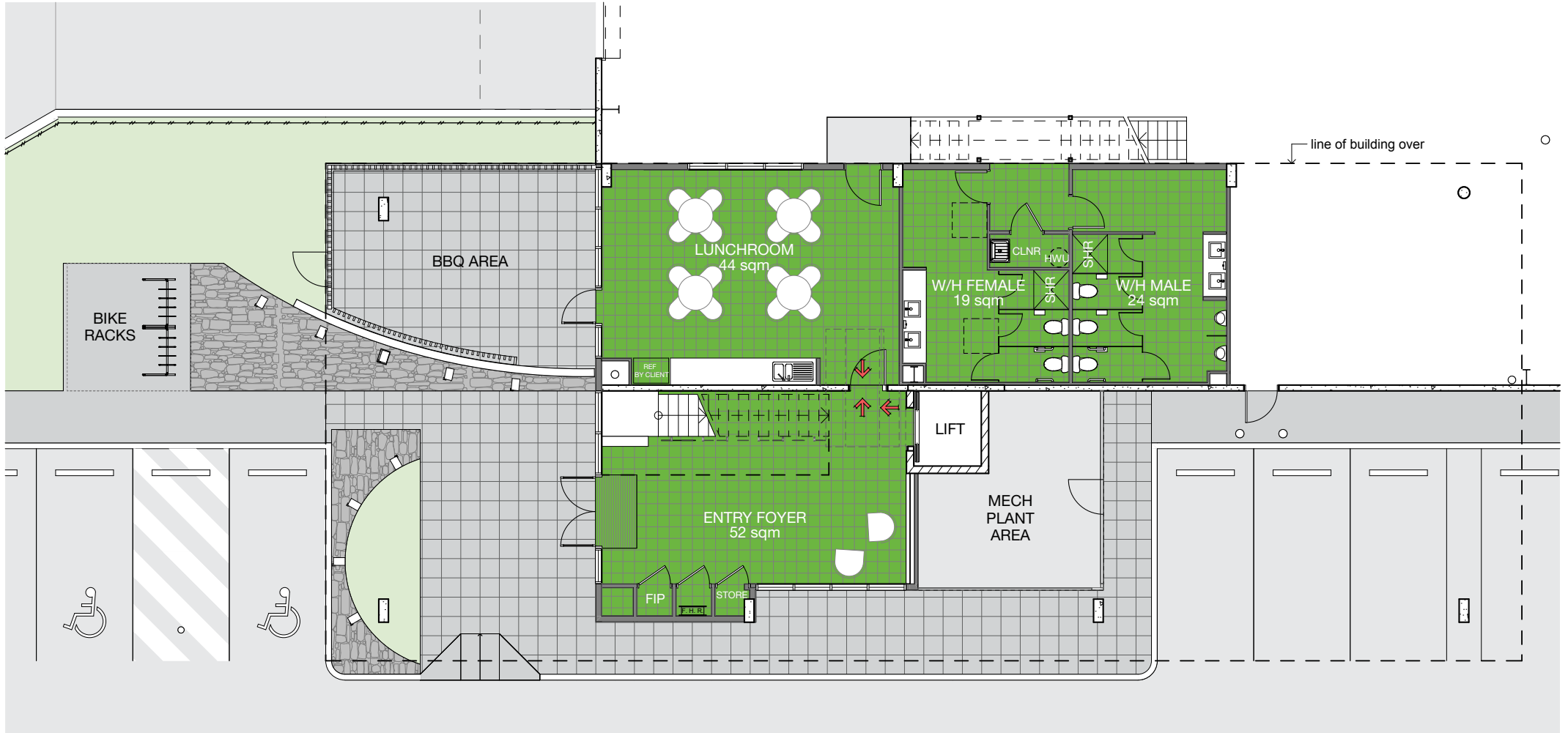
AREA SCHEDULE	SQM
Tenancy 1	
Warehouse	6,718
Dock office	40
Office (lobby+first)	449
Total area	7,207
Tenancy 2	
Warehouse	8,571
Dock office	40
Office (lobby+first)	449
Total area	9,060
Total building area	16,267
Awning	1,424
Hardstand area	4,761
Light duty area	4,479
Car parking	96

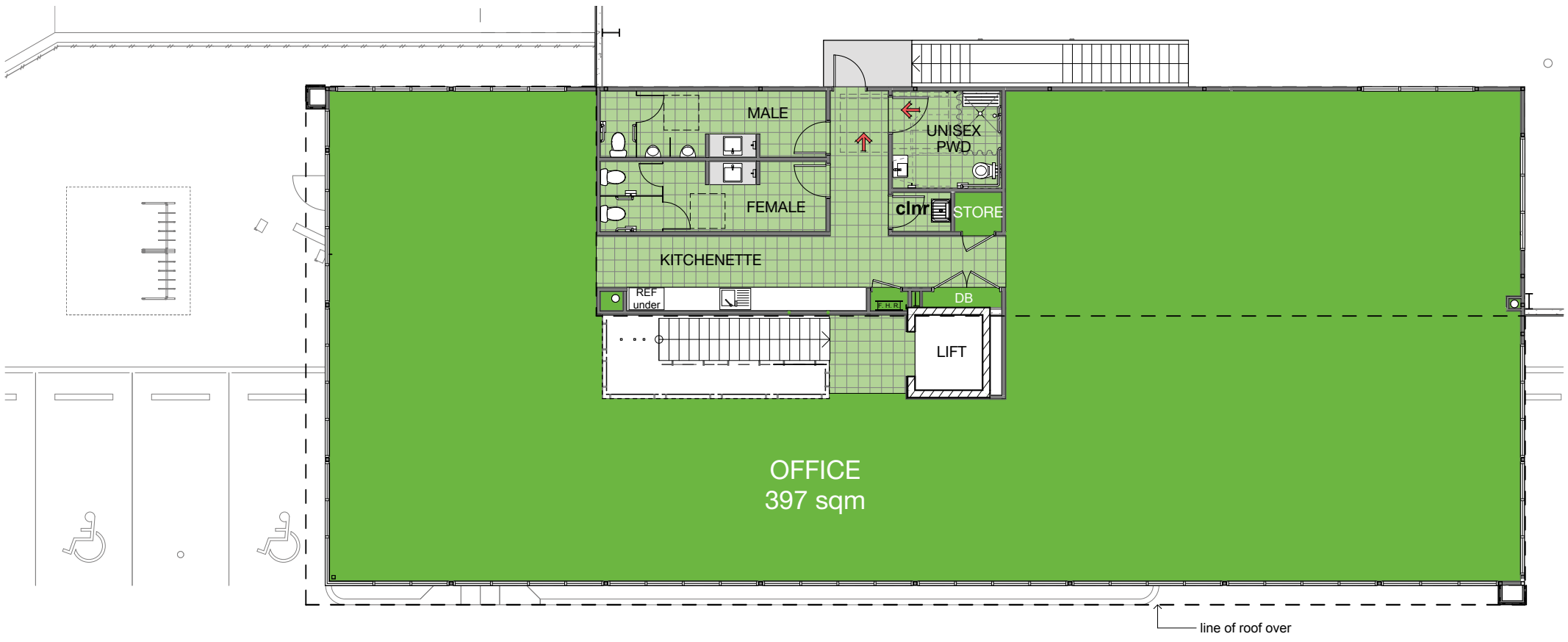


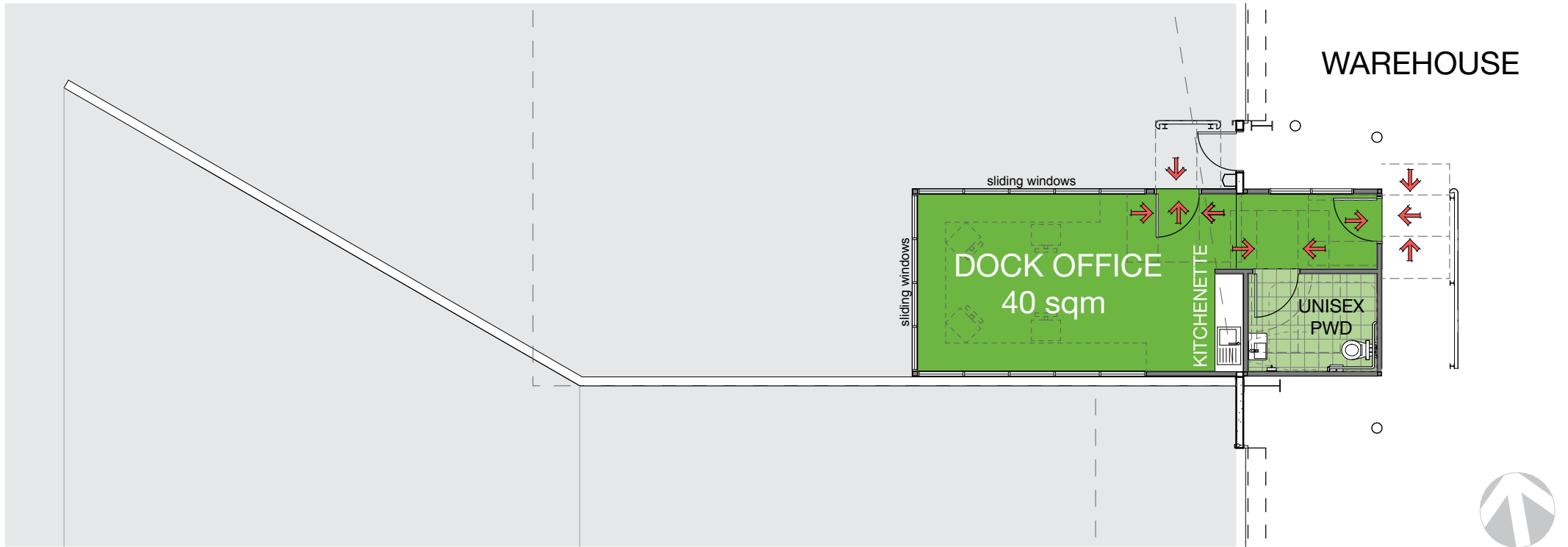


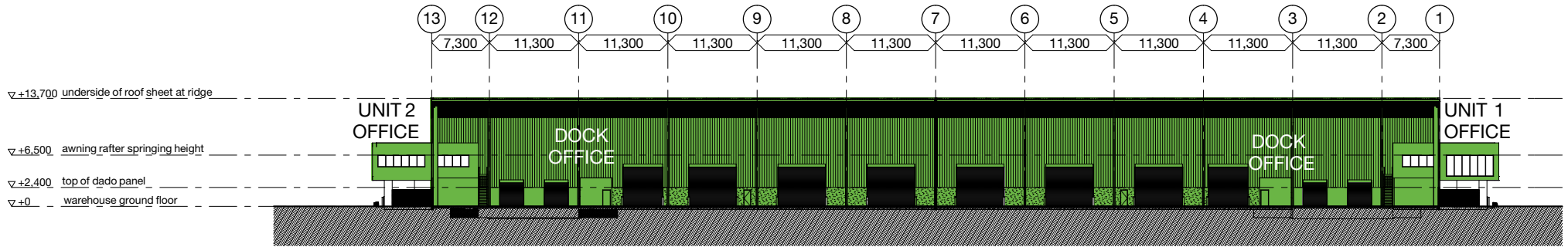




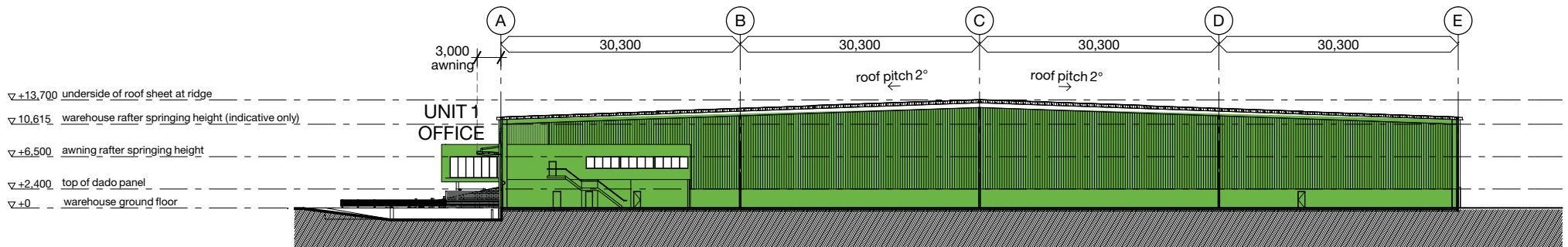








1 warehouse section 1
SCALE:500



2 warehouse section 2
SCALE:500

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.

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**





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