

INDUSTRY+ BUSINESS



BRISBANE GATE INDUSTRIAL PARK
370-400 NUDGE ROAD, HENDRA, QLD



Opportunity

Situated on Nudgee Road in the industrial precinct of Hendra, Brisbane Gate Industrial Park boasts close proximity to Brisbane's airport, port and major arterial roads.

With flexible tenancy options across two estates and General industry zoning these properties are ideal for a wide range of warehouse, distribution and business park users.



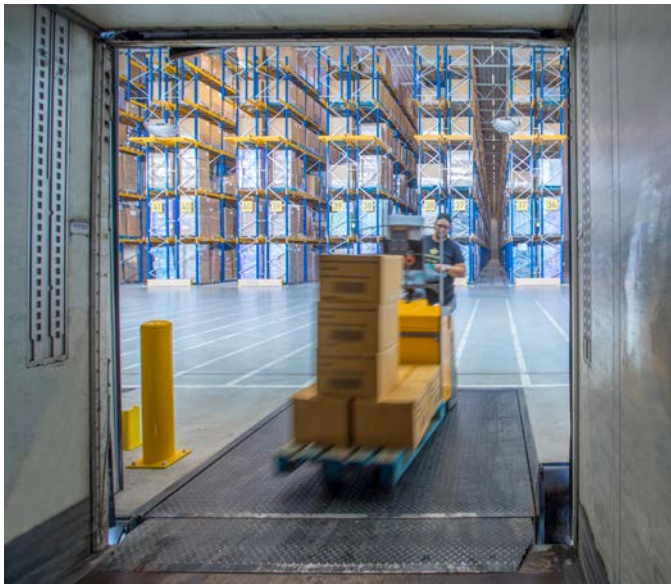




A clever move

Users enjoy transport efficiencies with the Port of Brisbane, Brisbane Airport and major arterial roads located within close proximity. Access to the Gateway Motorway is one kilometre from the estate and connects Brisbane north and south.

An on-site café is located at 370 Nudgee Road and other retail services, cafés and shops are conveniently located on Racecourse Road.



CENTRALLY CONNECTED



1KM
to Gateway Motorway



2.9KM
to Racecourse Road



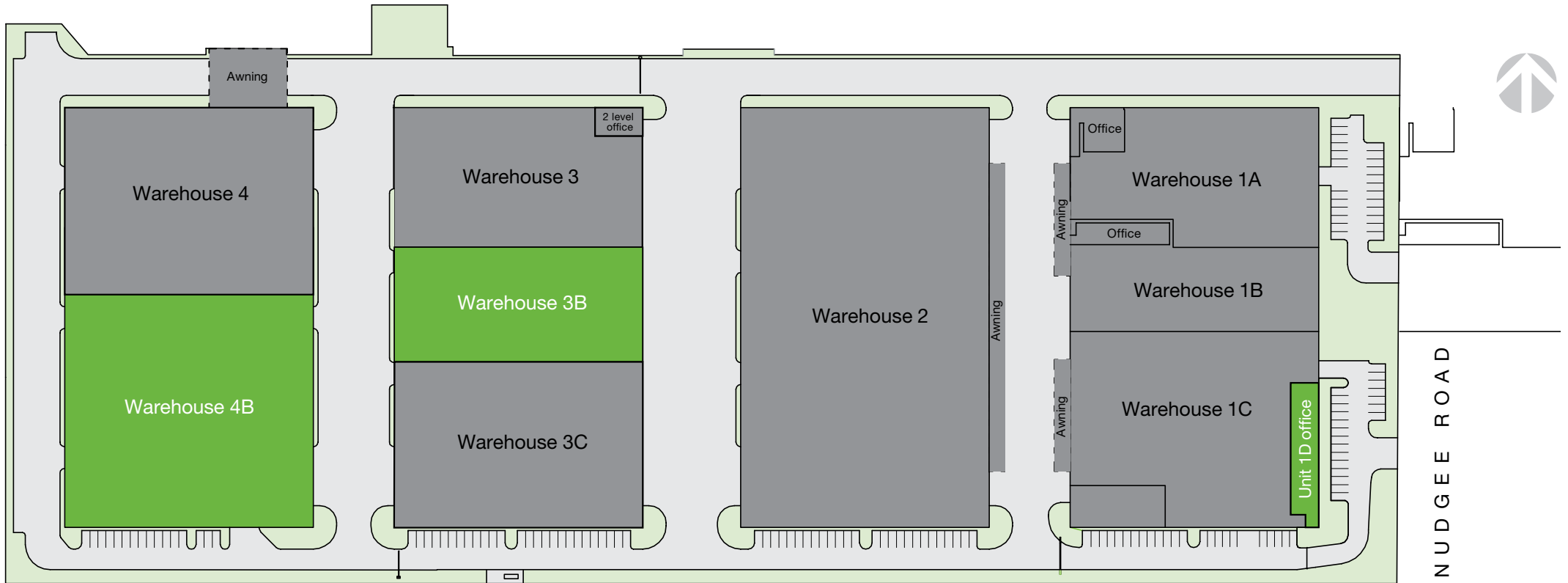
5KM
to Brisbane Airport



9KM
to Brisbane CBD



19.6KM
to Port of Brisbane



400 Nudgee Road

Unit 1D

- + 772 sqm corporate office over two floors
- + Ample natural light
- + Nudgee Road exposure.

Unit 3B

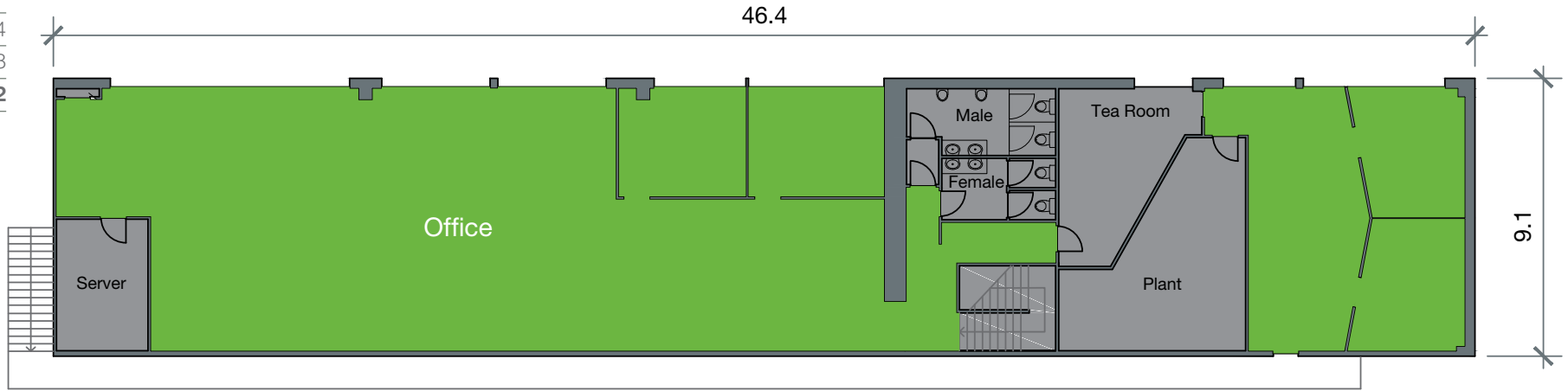
- + 2,800 sqm high clearance warehouse
- + Access via on-grade roller shutters
- + Office built to suit.

Unit 4B

- + 5,795 sqm high clearance warehouse
- + Office space built to suit
- + Access via on-grade roller shutters on three sides of building.

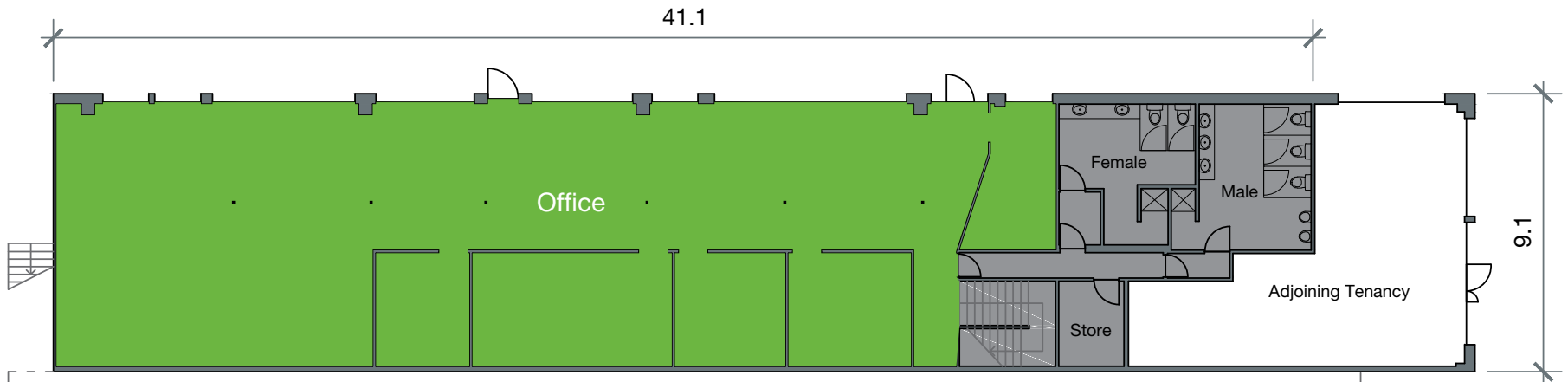


AREA SCHEDULE	SQM
Ground floor office	354
First floor office	418
Total	772



First floor

Adjoining Tenancy

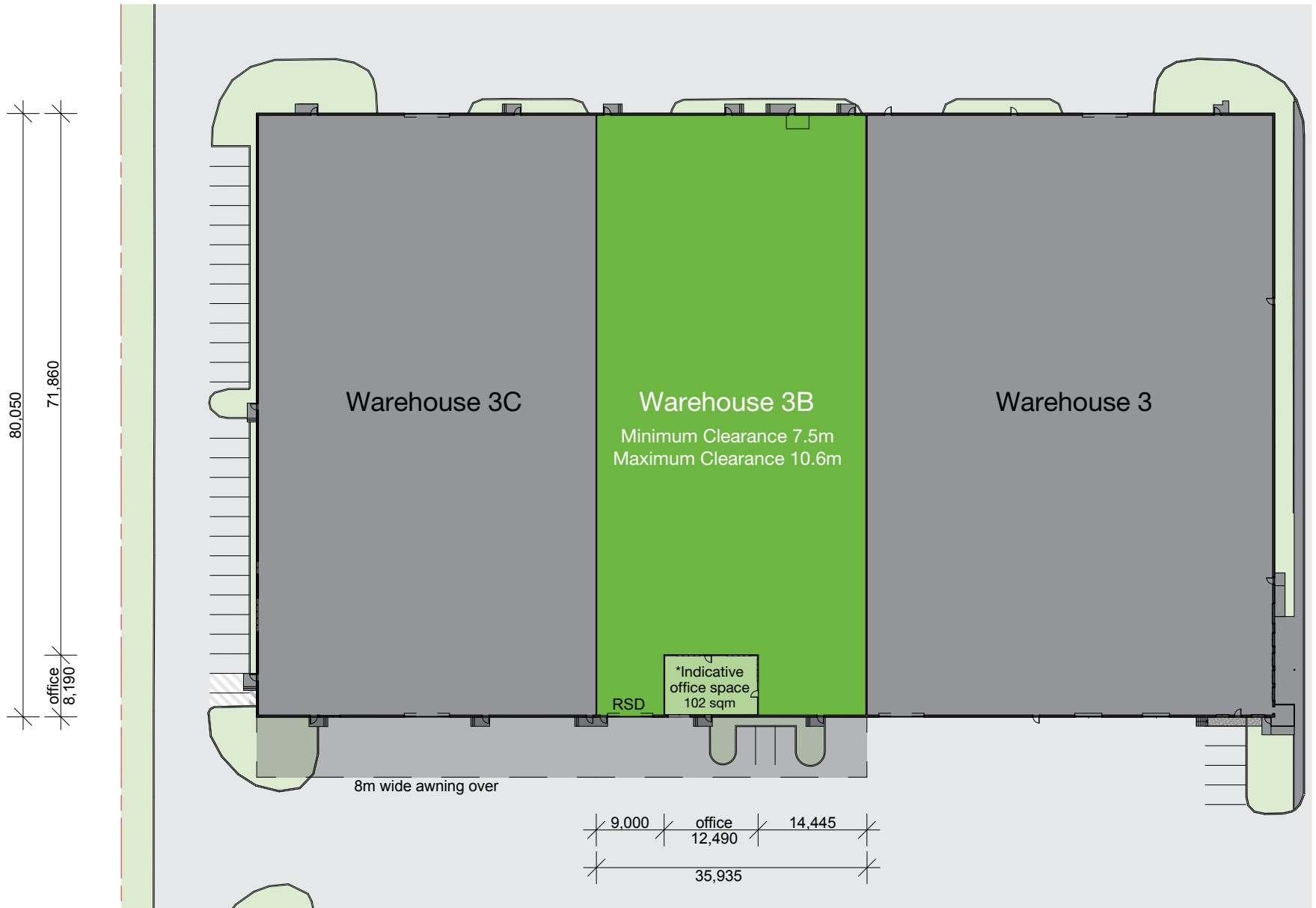


Ground floor

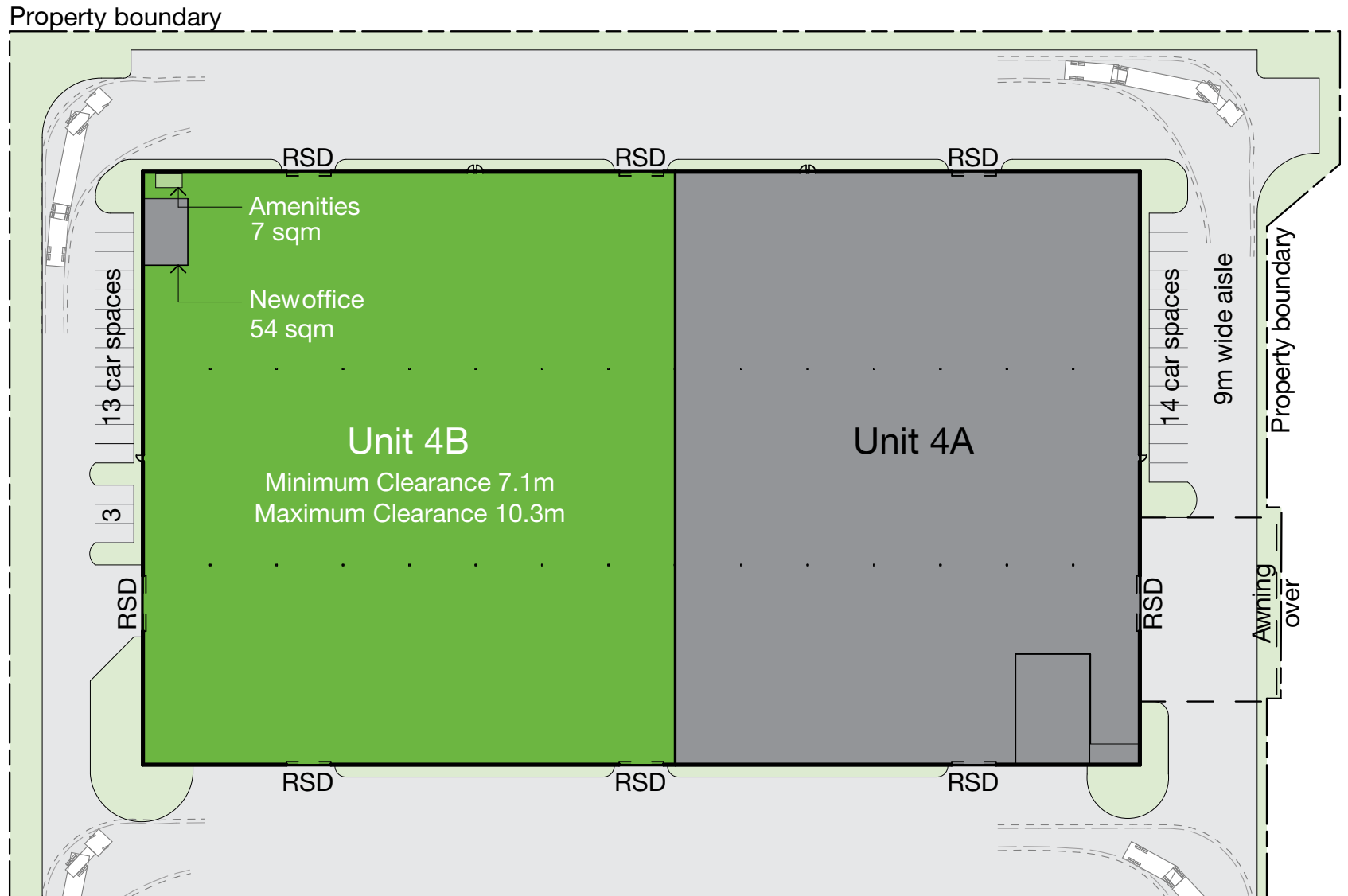
Adjoining Tenancy

AREA SCHEDULE	SQM
Warehouse*	2,800
Total	2,800

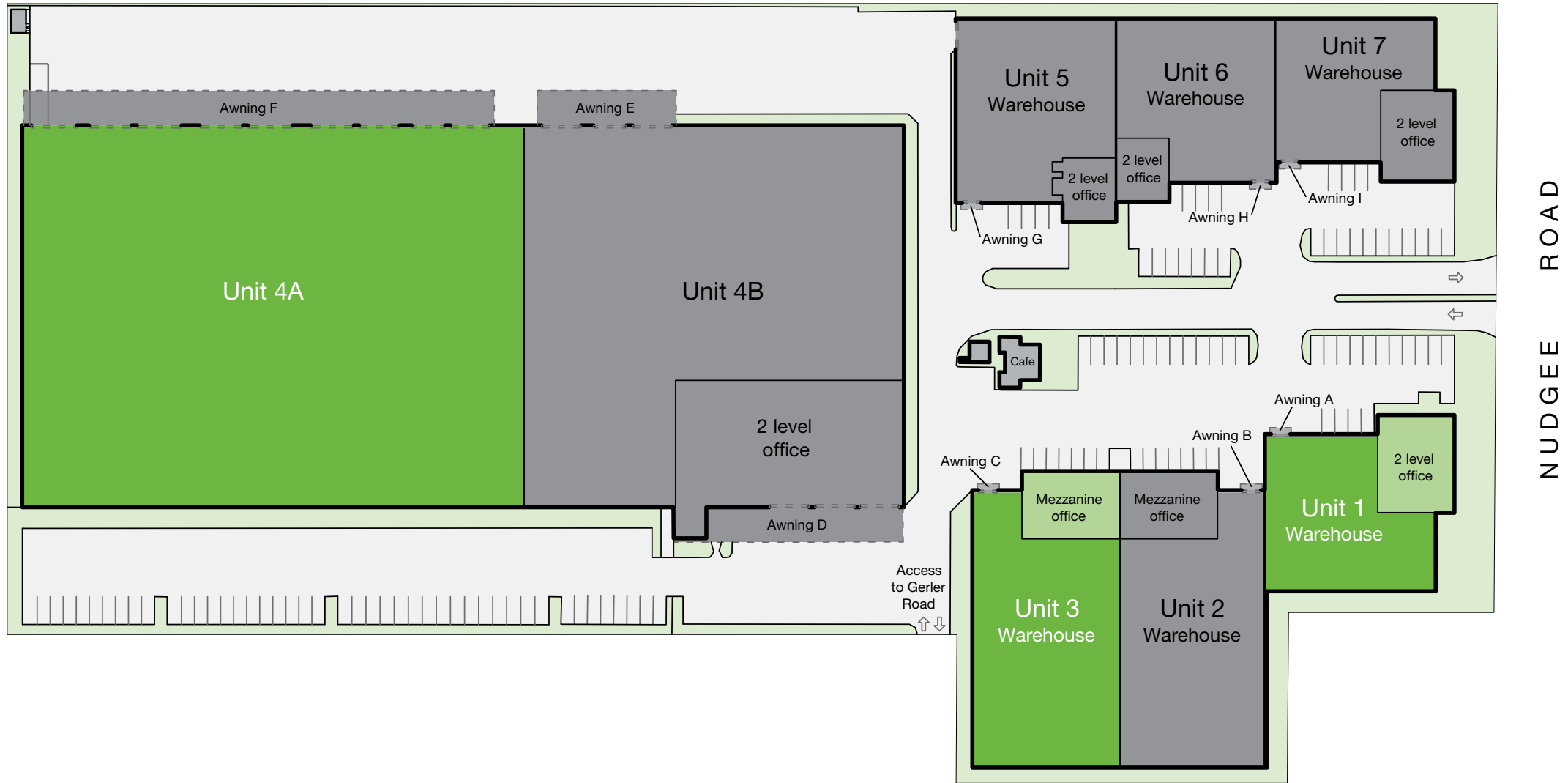
*Indicative office space 102 sqm



AREA SCHEDULE	SQM
Warehouse (including amenities)	5,741
Proposed office	54
Total	5,795







370 Nudgee Road

Unit 3

- + 1,590 sqm warehouse with internal clearance of 6.2–8.3m
- + Access via on-grade roller shutter
- + 274 sqm office with ample natural light.

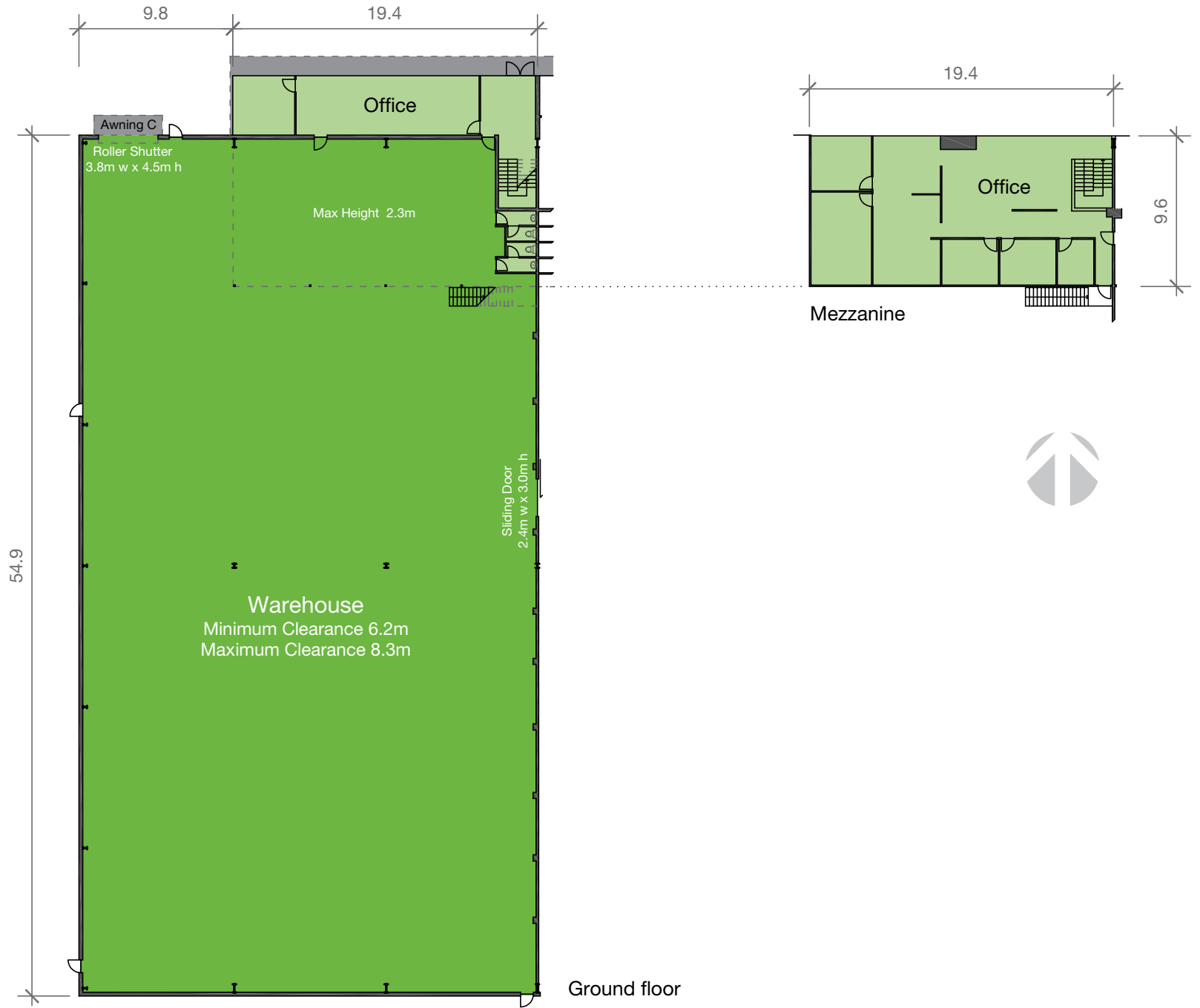


Unit 4A

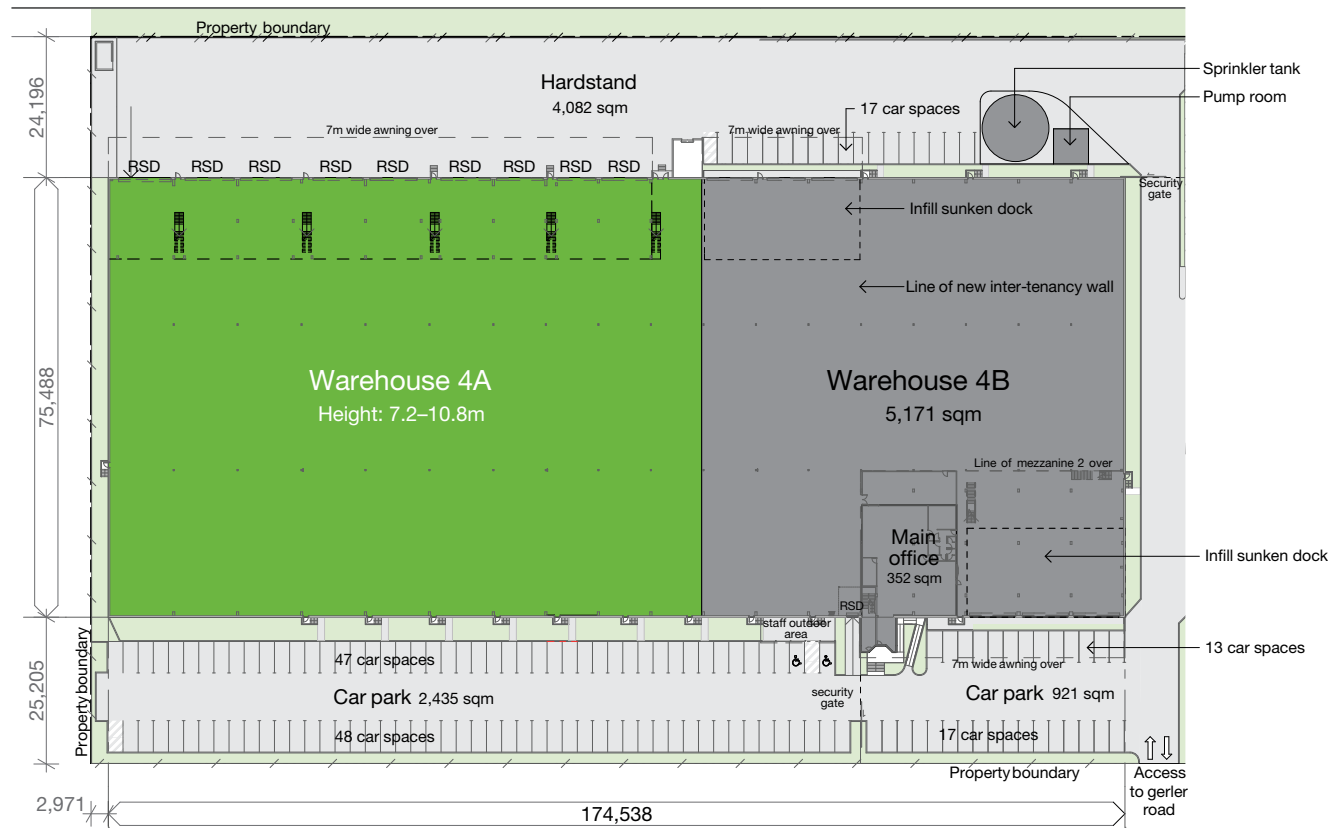
- + 7,690 sqm warehouse with internal clearance up to 10.8m
- + 177 sqm office
- + Access via 9 recessed docks
- + Awning for all weather loading
- + Mezzanine storage available.



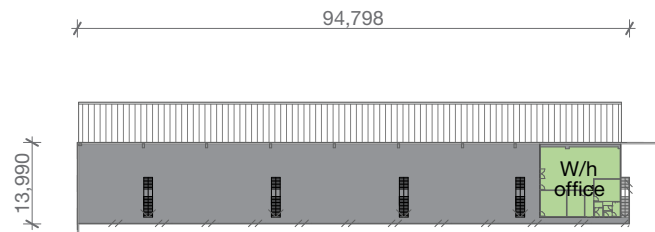
AREA SCHEDULE	SQM
Ground floor	
Warehouse & Amenities	1,590
Office	88
Mezzanine	
Office	186
Total	1,864
Awning C	5



AREA SCHEDULE	SQM
Warehouse 1	7,690
Mezzanine office	177
Total building area	7,867



Ground floor



Mezzanine 1

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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