



INNOVA

PREBBLE STREET, ROCHEDALE 4123

Introduction	01
Design	05
Location	31
Investment	41
Rochedale Growth	49
Project Team	55



A Benchmark in Strategic Business and Warehousing Solutions

INNOVA Rochedale stands out as a leading strata warehouse development, reimagining the standards of design and functionality in business spaces. With its 52 architecturally stunning units and convenient onsite cafe, INNOVA addresses the dynamic needs of businesses that prioritise efficiency, flexibility and scalability.

Our commitment to superior quality and innovative design shines throughout the development, presenting a compelling opportunity for progressive businesses and savvy investors.

Strategically situated near Brisbane's CBD and crucial transport networks, INNOVA provides unparalleled logistical benefits and access to vital commercial hubs. This valuable location, enhanced by upcoming infrastructure developments across South East Queensland, positions INNOVA as a key player in the region's expanding business environment, offering an exceptional setting for businesses targeting growth and enhanced connectivity.



Versatile Warehousing Solutions

INNOVA Rochedale's warehouses blend modern design with functional excellence. Each unit features smart layouts and sustainable materials, ensuring an optimal work environment that caters to the evolving needs of businesses, fostering innovation and growth.

INNOVA Rochedale's architecture combines modern aesthetics with practicality, featuring landscaped exteriors and contemporary office spaces designed for maximum productivity and visual appeal, encapsulating sophistication in every detail. With a commitment to design excellence, ensuring that each warehouse within INNOVA Rochedale is more than just a space for business—it's a statement of refinement and efficiency.





Key Design Features



ARTIST IMPRESSION

Architecturally Designed Units

Modern architectural design enhances the professional and aesthetic appeal of each workspace.

Above Q100 Flood levels

With finished levels set at RL 50.4 AHD, there is no need to worry at all about any flood affectation.

Diverse Unit Sizes

Accommodates a broad range of business sizes, from compact startups to larger enterprises.

Strategic Location

Close to Brisbane's CBD and key transport routes, providing logistical and operational advantages.

Innovative Space Utilisation

Layouts maximise usability and functionality, optimising the workspace for various business needs.

Customisable Features

Ability to access rear courtyards in select units allow for tailored outdoor space use.

Integrated Technology

Modern infrastructure supports efficient business operations with the latest technological advancements.

Sustainable Practices

Eco-friendly materials and energy efficient designs contribute to a greener workspace.

Security and Safety

Enhanced security with surveillance and controlled access ensures a secure environment.


Community Engagement

Fosters networking and collaboration opportunities within the INNOVA business community.

Investment Potential

Located in a high growth area, offering significant opportunities for owner-occupiers and investors.

Smart & Secure Warehousing



INNOVA Rochedale isn't just a business park; it's a technologically advanced hub designed to propel your business forward. Enjoy lightning-fast, unlimited business-grade fibre internet in every warehouse, alongside seamless estate-wide Wi-Fi, ensuring you're always connected. Our cutting-edge phone system offers unlimited Australia-wide calls from handsets provided, advanced features like call conferencing and remote working capabilities, all at no additional cost.

We understand that the future of business relies on both connectivity and security. INNOVA Rochedale delivers on both fronts. The estate is secured with gated access, comprehensive 24x7 CCTV surveillance and private cameras for each warehouse, providing a multi-layered security system. Rest assured that your assets are protected, both physically and digitally.

Our commitment to future-proofing extends to the technological infrastructure. A fibre optic-backed intranet enables super-fast communication within the complex, while optional offsite backup services ensure your data remains secure and accessible. Phone lines, handsets and the internal network within your unit are all easily scalable, ensuring your technology effortlessly grows alongside your business.





ARTIST IMPRESSION

INNOVA establishes a ground-breaking standard for office warehouses in the southern region of Brisbane. Featuring a range of warehouse types and sizes, it offers versatile and flexible spaces. Anticipate outstanding visibility, contemporary simplicity, sustainable technology and lush landscaping. This estate proudly showcases innovative design—everything essential for your business.



Collaborating extensively with top architects, we prioritise functional and adaptable design, inviting early buyers to explore possibilities for change and customisation. From merging warehouses to enhancing mezzanine levels and updating interior finishes to align with your business needs, we welcome open discussions.



ARTIST IMPRESSION

This modern warehouse development is perfectly designed for showrooms, e-commerce, creative spaces, storage and more. With 52 architecturally designed strata warehouses ranging from 100 to 494m², INNOVA Rochedale gives you the functionality to configure your space, your way.



ARTIST IMPRESSION

Introducing the ultimate flexibility with INNOVA Rochedale's Personal Warehouses! **Work, Store, Play** – the possibilities are endless.

Work meets creativity in a space designed for businesses to flourish. **Store** your valuable inventory, supplies and collections, in a secure and customisable solution. When it's time to **Play**, transform your warehouse into a personal sanctuary for hobbies, entertainment, or a stylish personal haven.

Embrace the freedom to create, store and enjoy your passions, all under one roof.



Each warehouse features an abundance of natural lighting with large paned windows and translucent roofing panels, flooding the interiors with natural light. The functionality of a mezzanine, air conditioning, shower and kitchenette provides a comfortable and versatile working space, suitable for various needs and preferences. This makes way for the design of sophisticated spaces for the contemporary occupier and investor.

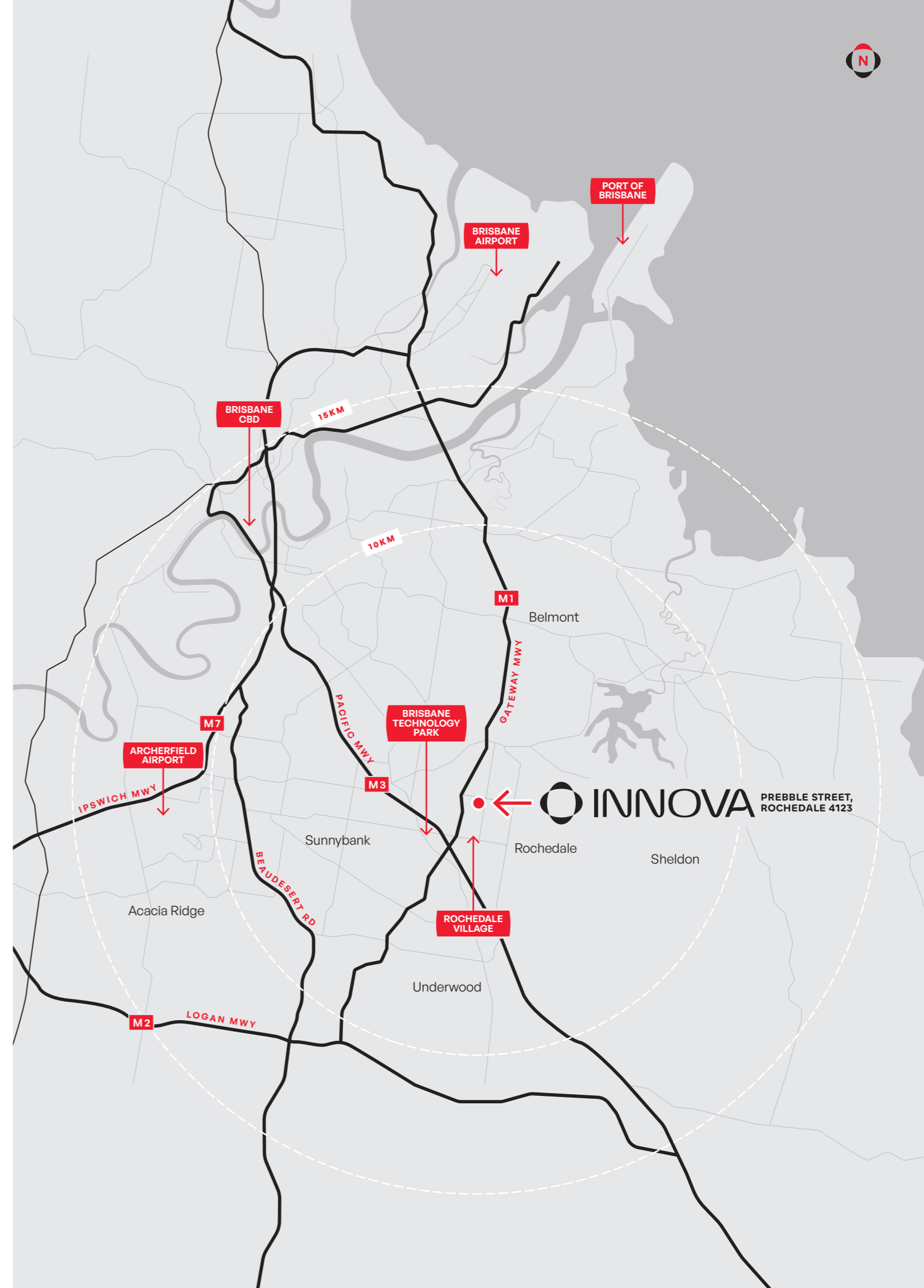
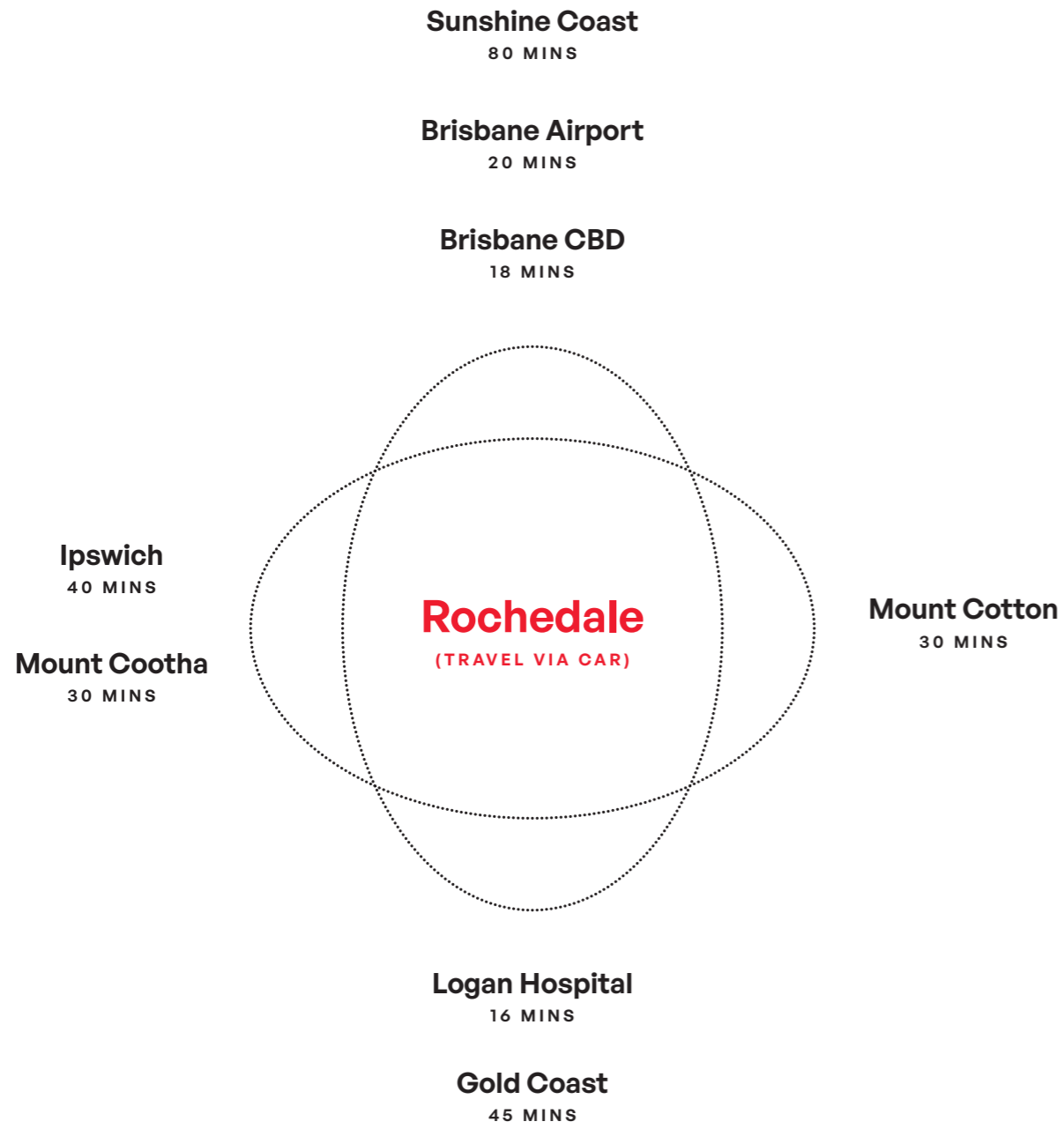


An 80m² café with 60m² of outdoor seating, set amongst thoughtfully designed lush landscaping, is the perfect place for breaks and networking. Recharge and renew in this harmonious green space. It's a business oasis!



Strategic Access Meets Urban Lifestyle

INNOVA Rochedale is strategically positioned to offer exceptional access and convenience, nestled within the vibrant and rapidly growing suburb of Rochedale. With the Pacific Motorway at its doorstep, it provides connectivity to Brisbane's CBD in just 18 minutes and the iconic Gold Coast within 45 minutes, making it an ideal locale for businesses looking for city access and retreat opportunities.

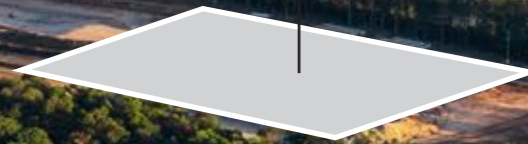


MOUNT
GRAVATT

BRISBANE
CBD

GATEWAY
MOTORWAY

ROCHEDALE
MOTORWAY ESTATE



Nearby lifestyle amenities, including the expansive Westfield Garden City, cater to all professional and personal needs, enhancing the work-life balance for INNOVA's occupants. The suburb's demographic diversity, family-oriented living and projected population boom underscore Rochedale's appeal as a dynamic and thriving environment for innovative businesses and forward-thinking investors. The area is enriched with over 10 educational institutions, fostering a well-educated community and potential workforce.



Key Location Features



Pacific Motorway Access

Direct access enables 18 minutes to commute to Brisbane CBD and 45 minutes drive to the Gold Coast.

Brisbane Airport and Port Access

20 minutes to Brisbane Airport and 22 minutes to the Port of Brisbane.

Educational Access

Over 10 educational institutions nearby, enhancing community and workforce development.

Lifestyle and Amenities

Close to Westfield Garden City and other amenities, ensuring convenience and quality of life.

Family-Friendly Community

Predominantly family households and detached dwellings, indicating a strong and stable community.

Diverse Demographics

A culturally rich area with a significant portion of the population born overseas.

Rapid Population Growth

Projected significant increase in local population, indicating a growing market and workforce.

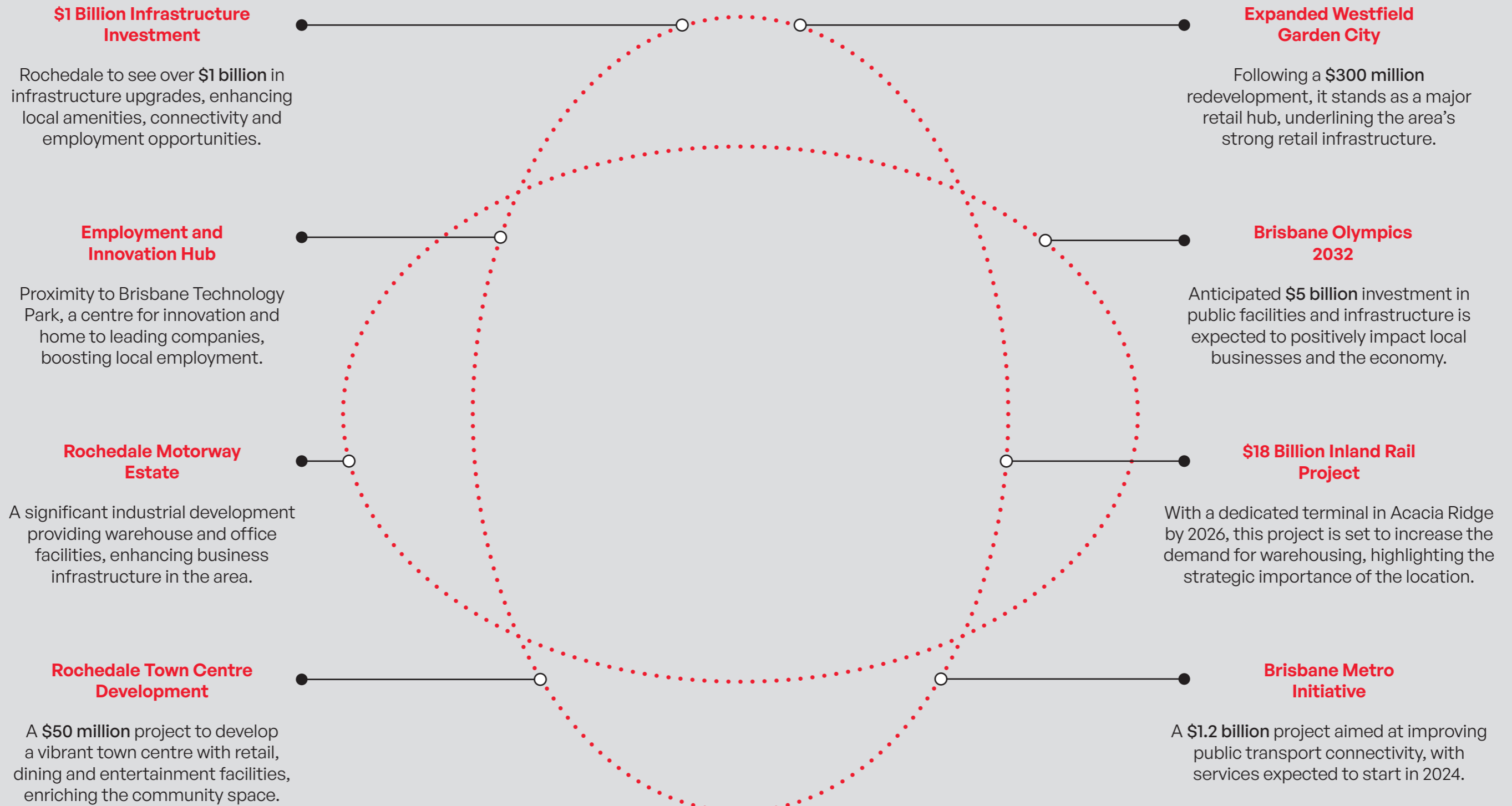
Westfield Garden City Access

A short drive to one of Australia's largest shopping centres, offering an array of retail, dining and entertainment options.

Where Infrastructure Growth Meets Opportunity

The infrastructure landscape surrounding **INNOVA** **Rochedale** is undergoing a transformative evolution, marking it as a standout investment and an ideal hub for businesses. The commitment of over \$1 billion towards local infrastructure improvements is set to significantly elevate the area's connectivity, amenities and employment prospects. This investment, coupled with significant initiatives like the \$18 billion Inland Rail Project, is poised to reshape the commercial and logistical dynamics of the region, enhancing accessibility and efficiency for businesses based in INNOVA.

The anticipation of the Brisbane Olympics 2032, with a projected \$5 billion investment in public and commercial facilities, further amplifies the strategic value of setting up a business in INNOVA Rochedale. The expansion of lifestyle and retail centres, including Westfield Garden City and the Rochedale Town Centre, enriches the local ecosystem, making it an attractive location for businesses and investors. INNOVA stands at the confluence of these developments, offering a dynamic and growth-oriented environment for businesses to thrive in the heart of Queensland's burgeoning infrastructure hub.



Residential vs INNOVA Investment

Presently, residential investments commonly yield between **2.50%** and **3.50%**. However, at **INNOVA Rochedale**, investors are poised to enjoy around twice the returns, as initial yields are forecast at around **6.00%**.

In addition to this with rental increases of **6%** forecast in 2024 and **4%** in 2025, investors should be able to generate cashflow positive returns from the outset.

The inclusion of commercial leases adds a layer of confidence for investors, thanks to prolonged lease terms and frequent, higher rent reviews, allowing for the gradual escalation of returns.

South East Queensland By 2041

+48%



Population increase in South-East Queensland

+1M



New Jobs in South-East Queensland

73.4%



Employment Share of Queensland

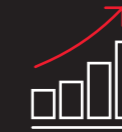
Key Industrial Metrics

1.1%



Low Industrial National Vacancy Rate

10%



Brisbane Industrial Rental Increase Forecast for the next two years (2024-2025)

Demand



Brisbane Industrial Land Demand to Exceed Supply

Residential vs INNOVA Investment

	Rochedale Residential	INNOVA
Rental Returns	2.86%	6.00%
Outgoings	Paid by the Landlord	Paid by the Tenant
Average Lease Term	1 Year	3 Years
GST	Fully Refundable	Fully Refundable
Regulations	Residential Tenancies Act	NO Residential Tenancies Act
Maintenance	High	Minimal

Invest in Rochedale's Vibrant Future

Rochedale stands out as an affluent and vibrant suburb of Brisbane, poised for unprecedented growth that presents a golden opportunity for investors. The suburb is expected to see a population increase of 4.5% per year over the next quarter-century, a rate that significantly eclipses Brisbane's 1.1% average growth. This burgeoning growth is underpinned by Rochedale's strategic positioning, offering easy access to the CBD and the Gold Coast via key transport arteries, making it an increasingly desirable location for both residents and businesses.

The area’s affluent nature is reflected in its median house price of **\$1.7 million** compared to the Brisbane LGA of **\$888,285**, indicating a strong demand for high-end living spaces and, by extension, a need for additional storage and warehousing solutions due to the trend of large homes on smaller lots.

Rochedale’s community is distinctly family-oriented, further enriched by a diverse cultural backdrop, with 60% of residents born overseas. The expected influx of over 12,180 new residents by 2041 in the Rochedale Primary Catchment area highlights the suburb’s dynamic growth potential. Coupled with excellent educational and lifestyle amenities like Westfield Garden City, Rochedale is not just growing—it’s thriving, making it an attractive proposition for forward-thinking investors.

As at 30 June

	2016 ^(a)	2021	2026	2030	2036	2041	Forecast Annual Growth
Brisbane (LGA)	1,184,215	1,268,413	1,334,432	1,396,911	1,474,285	1,551,149	1.1%
Rochedale, Burbank	6,653	7,967	9,231	11,423	15,765	20,147	4.5%

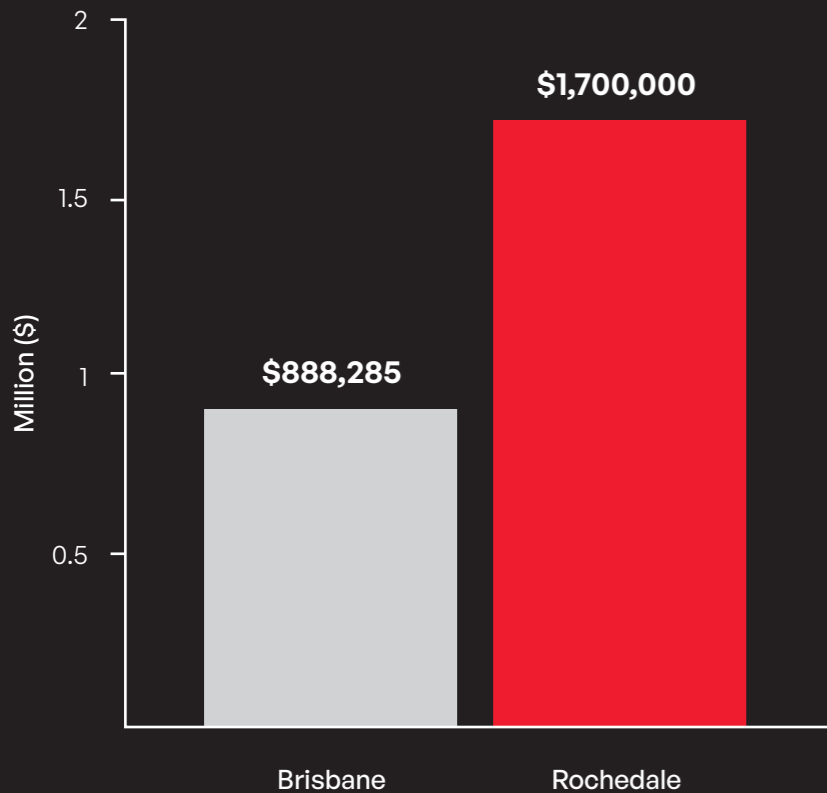
(a) 2016 data are estimated resident population (ERP)



Key Rochedale Features

Affluent Community

Median house price in Rochedale stands at \$1.7 million, indicating an affluent demographic.



Rapid Population Growth



Forecasted annual increase of 4.5% over the next 25 years, significantly higher than Brisbane's 1.1% average.

High Demand for Space



Large homes on small lots lead to a need for additional storage and smaller bay warehouses.

Family Orientated



88% family households, with a high preference for detached homes and larger dwellings.

Educational and Lifestyle Amenities



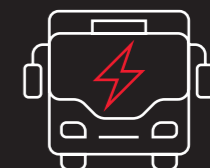
Over 10 educational institutions nearby and close to Westfield Garden City, offer a quality suburban lifestyle.

Projected Catchment Growth



Over 15,134 new residents are expected by 2041 in the Rochedale Primary Catchment, with a 4.5% annual growth rate.

Rochedale's EV Revolution



New all-electric Metro Depot in Rochedale, Australia's most advanced EV depot, features fast-charging technology, enhancing green transport solutions, coming 2024.

Metropolis Development Group



Metropolis

The team behind INNOVA Rochedale, led by Metropolis Development Group, embodies a commitment to service excellence, meticulous attention to detail and a consistent track record of delivering outstanding developments. As an Australian owned and operated entity, Metropolis brings a wealth of experience from the realms of construction, engineering and property development to the fore. Their comprehensive approach covers every phase of the project lifecycle, from site acquisition and conceptual design to obtaining necessary approvals, overseeing construction and successful project finalisation, ensuring no detail is overlooked.

Metropolis's portfolio spans a diverse range of sectors, including subdivisions, industrial and commercial projects, each reflecting the group's dedication to quality and innovation. The group's unwavering commitment to a hands-on approach, strategic industry partnerships and proactive development is evident in the consistently superior quality and industry-leading reputation of projects like INNOVA Rochedale.

Choose more than just real estate; invest in a Metropolis development like INNOVA Rochedale and become part of a future built on quality, sustainability and excellence.

www.metdev.com.au

Discover the unparalleled opportunity that **INNOVA Rochedale** presents for your business or investment portfolio. Visit our website at www.innovarochedale.com.au to register your interest and learn more about what makes INNOVA the premier choice for occupiers and investors alike.



INNOVA
Website



INNOVA
Project Video



INNOVA
Cinematic Video



INNOVA
3D Model



The artists impressions herein are for illustration and conceptual purposes only, they are styled as an example of how a unit could be presented and the fixtures and fittings and materials included do not represent items included in the purchase price. For included items and exact specifications, please refer to the Contract of Sale. All stated measurements are estimates only. Any dimensions, finishes or specifications depicted are subject to change without notice and the only binding obligations are as detailed in the Contract for Sale. Rochedale Property Investments Pty Ltd and any of its related companies, respective affiliates, directors, employees, representatives, or agents do not warrant the accuracy of any information provided herein and do not accept any liability for negligence, any error, misrepresentation, discrepancy in that information or reliance there on. This document is not an offer to enter into a contract and does not form part of any Contract. You agree that you will make your own enquiries in relation to any material presented herein and only rely on the information in writing and contained with the Contract of Sale, which you agree will and does supersede any information in this document. Rochedale Property Investments Pty Ltd © all rights reserved. Creative by **MAKERS**



INNOVAROCHEDALE.COM.AU