



FINAL LAND RELEASE



STAGE 7A

French Ave & Leitchs Rd,
Brendale, QLD 4500



Information
Memorandum





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MAKE THE SMART MOVE NOW...

On behalf of the vendor, JLL & CBRE are pleased to present to the market an outstanding opportunity for owner occupiers, developers and investors located at New Base Business Park, Brendale.

We are offering various lots in the Current Release of Stage 7A and future lots ranging from 2,000 sqm* to 20,000 sqm* of vacant land in this thriving industrial precinct.

*Approximately.

To arrange an inspection or for further information please contact the exclusive CBRE or JLL agents:

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NEW BASE BUSINESS PARK





FUTURE LEITCHS ROAD DEVIATION

Site Plan Overview

(accurate as at 1st September, 2020)

Key:

- Stage 7a
- Stage 3a
- Stage 3b (balance)
- Under Contract Lots

*Mentioned sizes are approximates.

GRIFFIN CRESCENT

LEITCHS ROAD

Outlines are indicative only.

DEVELOPMENT

OPPORTUNITY HIGHLIGHTS



Premier Land Offering...

- ✓ Lots ranging in size from 2,000 sqm* – 20,000 sqm*
- ✓ Custom lot sizes available in final release of the estate
- ✓ Zoned for General Industry & Mixed Industry



Unrivalled Opportunity...

- + Great opportunity for developers and builders looking for a new project in one of the South East Queensland's most active precincts
- + Ideal for owner occupiers or tenants requiring a new purpose built facility in a premier estate with quality users



Amongst Good Company...

- + Current users in New Base Business Park include:



Ball & Doggett



*Mentioned sizes are approximates.

Master Plan Availability (accurate as at 1st September, 2020)



Key:

- Opportunity A (Industrial Zoning)
- Opportunity B (MIBA Zoning)
- Under Contract (U/C) Lots
- Sold Lots

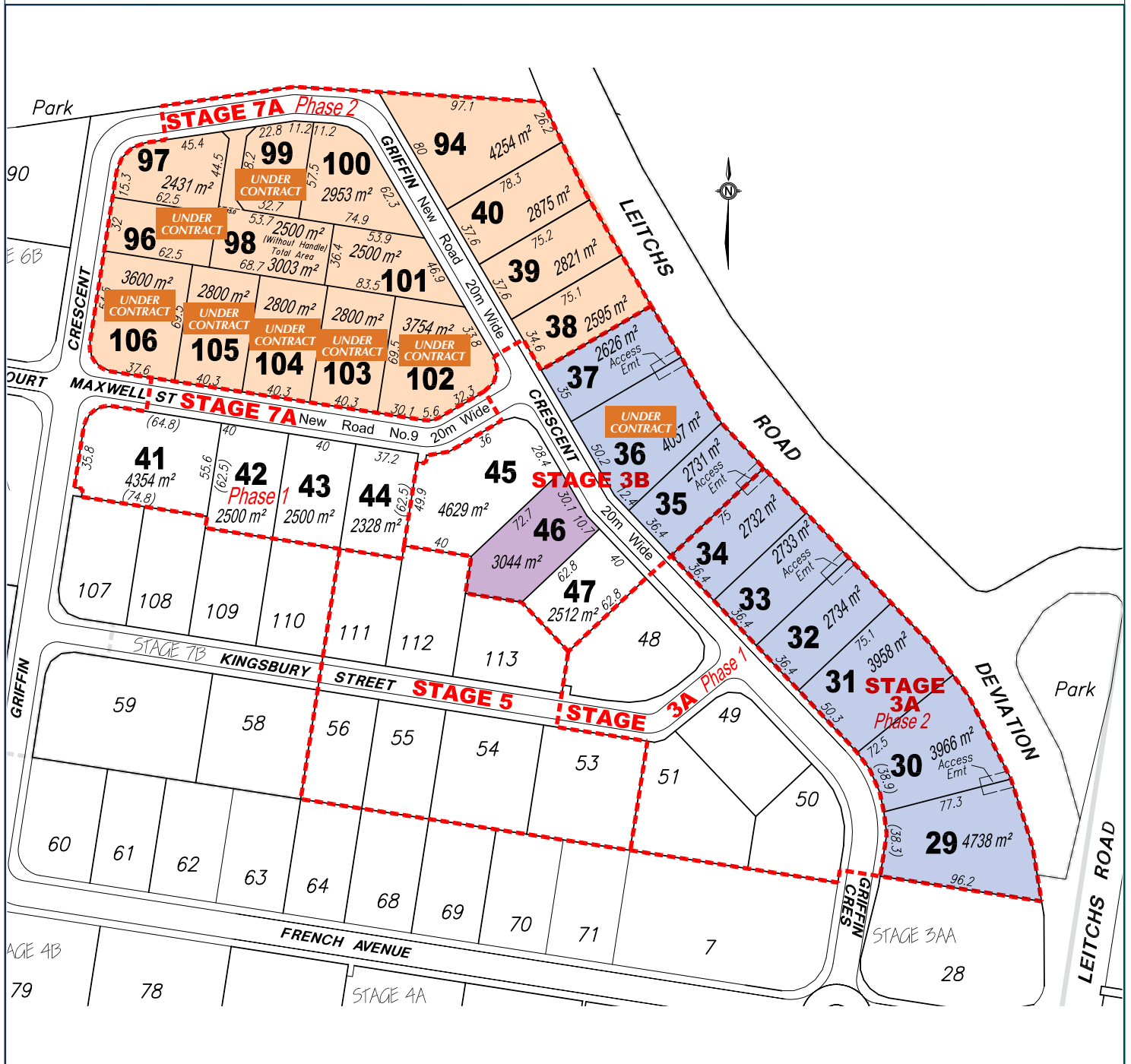
AVAILABILITY

NEW RELEASE LOTS

New Base Business Park – Lots (accurate as at 1st September, 2020)

Lot No.	Land Area*	Status	Rate \$ /sqm	Purchase Price \$	Zone
#29	4,738 sqm	AVAILABLE	\$ 340 /sqm	\$ 1,610,920	MIBA
#30	3,966 sqm	AVAILABLE	\$ 340 /sqm	\$ 1,348,440	MIBA
#31	3,958 sqm	AVAILABLE	\$ 340 /sqm	\$ 1,345,720	MIBA
#32	2,734 sqm	AVAILABLE	\$ 340 /sqm	\$ 929,560	MIBA
#33	2,733 sqm	AVAILABLE	\$ 340 /sqm	\$ 929,220	MIBA
#34	2,732 sqm	AVAILABLE	\$ 340 /sqm	\$ 928,880	MIBA
#35	2,731 sqm	AVAILABLE	\$ 340 /sqm	\$ 928,540	MIBA
#36	4,057 sqm	UNDER CONTRACT	\$ 340 /sqm	UNDER CONTRACT	MIBA
#37	2,626 sqm	AVAILABLE	\$ 340 /sqm	\$ 892,840	MIBA
#38	2,595 sqm	AVAILABLE	\$ 340 /sqm	\$ 882,300	MIBA
#39	2,821 sqm	AVAILABLE	\$ 340 /sqm	\$ 959,140	MIBA
#40	2,875 sqm	AVAILABLE	\$ 340 /sqm	\$ 977,500	MIBA
#46	3,044 sqm	AVAILABLE	\$ 335 /sqm	\$ 1,019,740	GI
#94	4,254 sqm	AVAILABLE	\$ 330 /sqm	\$ 1,403,820	MIBA
#96	2,000 sqm	UNDER CONTRACT	\$ 340 /sqm	UNDER CONTRACT	GI
#97	2,431 sqm	AVAILABLE	\$ 340 /sqm	\$ 826,540	GI
#98	3,003 sqm	AVAILABLE	\$ 310 /sqm	\$ 930,930	GI
#99	2,000 sqm	UNDER CONTRACT	\$ 340 /sqm	UNDER CONTRACT	GI
#100	2,953 sqm	AVAILABLE	\$ 340 /sqm	\$ 1,004,020	GI
#101	2,500 sqm	AVAILABLE	\$ 340 /sqm	\$ 850,000	GI
#102	3,754 sqm	UNDER CONTRACT	\$ 340 /sqm	UNDER CONTRACT	GI
#103	2,800 sqm	UNDER CONTRACT	\$ 340 /sqm	UNDER CONTRACT	GI
#104	2,800 sqm	UNDER CONTRACT	\$ 340 /sqm	UNDER CONTRACT	GI
#105	2,800 sqm	UNDER CONTRACT	\$ 340 /sqm	UNDER CONTRACT	GI
#106	3,600 sqm	UNDER CONTRACT	\$ 340 /sqm	UNDER CONTRACT	GI

Site Plan Overview (accurate as at 1st September, 2020)



Key:

- Stage 7a
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The Location

BRENDALE, QLD 4500

The assets are located within the New Base Industrial estate which is located approximately 20 radial kilometres north of the Brisbane CBD.

The location benefits from outstanding connectivity to the Bruce Highway and the Gateway Motorway which are located approximately 8 radial kilometres east of the estate and is within walking distance to public transport including the Strathpine Train Station.

Given northern Brisbane's highly constrained land market, New Base has provided occupiers with the opportunity to secure modern, efficient industrial facilities with outstanding access to two major arterials that service the Brisbane market.

New Base Business Park provides a mix of land holdings that caters for small, medium and larger occupiers, with limited opportunities for further development. Major occupiers within the immediate area include Super Retail Group, Aldi, Ball & Doggett, TJM, ARB, and VIP Packaging.



Immediate National Access

-  20km* to the Brisbane CBD
-  5km* to the Bruce Highway
-  25km* to the Brisbane Airport
-  3km* to Gympie Arterial Road
-  3km* to Strathpine Shopping Centre
-  2km* to Strathpine Train Station



Outlines are indicative only.
*Mentioned sizes are approximates.



FRENCH AVENUE

KINGSBURY STREET

MAXWELL STREET

GRIFFIN CRESCENT

CUTLER COURT

34
35
37
38
39
40
46
94
97
98
100
101
UNDER CONTRACT

FITCH'S ROAD DEVIATION

STANLEY STREET

Key: Stage 7a Stage 3a Stage 3b (balance) Under Contract Lots

Existing New Base Development...







STAGE 7A SALE PROCESS

JLL and CBRE are delighted to offer this high quality industrial portfolio to the market and recommend your serious consideration of this rare offering.

The New Base Collection is being offered For Sale individually or in-one-line via a private treaty campaign.

Offer to Purchase

Must be submitted directly to the exclusive marketing agents and must clearly address the following matters (at a minimum):

- ✔ Nominated purchaser or entity
- ✔ Purchase price
- ✔ Exchange & settlement dates
- ✔ Deposit
- ✔ Specific due diligence (if any)
- ✔ Terms & conditions of the offer inc. FIRB approval

Terms of Sale

The Vendor reserves the right not to accept any offer without limitation. The Vendor is not obliged to accept the offer with the highest consideration. The Vendor may, in its absolute discretion, negotiate with any persons who submit an offer or with any other person with respect to the property and, at any time prior to the exchange of binding contracts, may withdraw the property from sale. The Vendor is not responsible for any costs or expenses incurred by a prospective purchaser in preparing and lodging an offer, or undertaking any due diligence.

Due Diligence Material

Further due diligence material is available via the appointed agents.

Inspections

Inspections will be conducted by appointment only by contacting the exclusive marketing agents.

This material has been prepared in good faith with due care by JLL, CBRE and the Vendor (including its related bodies corporate), solely for the information of potential purchasers to assist them in deciding whether they are interested in the premises offered for sale; the information does not form part of any offer or contract and is intended as a guide only; you should not rely on any material contained herein but should make independent investigations to satisfy yourselves as to the correctness of any statements or representations; all calculations, including, but not limited to dimensions, area and rent, contained in the material are based on figures provided to JLL, CBRE and the Vendor by outside sources and have not been independently verified by JLL, CBRE and the Vendor and therefore may not be correct; and no representation or warranty is made by JLL, CBRE or the Vendor as to the accuracy of the material, in whole or part. Except where otherwise provided all references to rent, income or price referred to in this material are GST exclusive. No liability for negligence or otherwise is assumed by JLL, CBRE and the Vendor, for the material contained herein. Any liability on the part of JLL, CBRE or the Vendor, their servants or agents for damages for any claim by a potential purchaser arising out of or in connection with this material, other than liability which is totally excluded by this clause, will not (whether or not such liability results from or involves negligence) exceed \$1,000.00. The property will be traded or sold "as is" and "with all faults", without any representation or warranty as to its condition, fitness for any particular purpose or compliance with any relevant law. The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any terms and conditions to any proposed contract or other material associated with the proposed sale, which may be made available to a potential purchaser.

APPLICATION

EXPRESSIONS OF INTEREST



I / We register our Expression of Interest to enter into negotiations to on the property located at corner of French Avenue and Leitchs Road, Brendale QLD 4500 ("the Property").

DATE

Contact Information:

COMPANY			
ACN / ABN			
ADDRESS			
CONTACT NAME			
MOBILE NUMBER		OFFICE NUMBER	
EMAIL ADDRESS			

Offer Information:

LOT NUMBER			
OFFER			
DEPOSIT			
PROPOSED DUE DILIGENCE PERIOD (IF ANY)			
PROPOSED SETTLEMENT PERIOD			
SPECIAL CONDITIONS (IF ANY)			
PURCHASER'S SOLICITOR		CONTACT NAME	

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