

**GOOD IS  
ACCESS TO  
CONSUMERS**

**GREAT IS  
WHAT YOU DO  
FROM HERE**

Gateway@Murarrie  
17 Goodman Place  
Murarrie, QLD

MAKING  
SPACE  
FOR  
GREATNESS





# Strategic location



Gateway@Murarrie is Brisbane's newest industrial development strategically located in Murarrie, with direct visibility from the Gateway Motorway.

Ideally situated for last-mile delivery, the estate presents a rare opportunity for industrial and logistics users looking for exclusive warehouse space between Brisbane CBD, airport and port.

- + One remaining 6,881 sqm warehouse and office opportunity
- + Flexible and oversized container rated hardstand
- + Adjacent 5,578 sqm hardstand area available with Unit 2 or can be occupied separately
- + Dual B-double vehicle access routes
- + Sustainable design.



# CONNECTIVITY





# VIEW FROM ABOVE – EAST



BRISBANE AIRPORT

PORT OF BRISBANE

Port of Brisbane Motorway

Gateway@Murarrie

Australia Post

PepsiCo

Daikin

17 Goodman Place

Gateway Motorway

Goodman Place

Leviat



# VIEW FROM ABOVE – WEST



BRISBANE CBD

Gateway Motorway

Leviat

Daikin

17 Goodman Place

Australia Post

PepsiCo



# ACCESS





# OVERVIEW

- + 6,881 sqm high clearance warehouse and office facility with ESFR fire sprinklers
- + Adjacent 5,578 sqm hardstand area available with unit 2 or can be occupied separately
- + Wide, oversized and secure on-grade container hardstand suitable for B-doubles
- + Multiple on-grade roller shutter doors with up to 15m wide cantilevered awnings
- + Multiple recessed docks with load levellers and dispatch offices with amenities
- + Striking office area with corporate facade and outdoor staff areas
- + Warehouse internal slabs rated for 7t racking point loads with 40 KPA UDL
- + LED lighting throughout and dedicated solar PV system to benefit the customer.







### Car / truck

Gateway@Murarrie is directly adjacent to the Gateway Motorway and Port of Brisbane Motorway. The high visibility location presents a rare opportunity to be part of an emerging, next-generation industrial estate.

Major access roads to and from the estate are approved for B-double traffic.

### Train

Murarrie train station has regular services departing approximately every 15 minutes in peak hour to Brisbane City, surrounding suburbs and beyond.

Services include:

**Shorncliffe train** –  
Cleveland via Brisbane City  
to Shorncliffe downward

**Cleveland train** –  
Shorncliffe via  
Brisbane City to  
Cleveland upward.

For more public  
transport information  
visit [Translink](#)

CENTRAL  
CONNECTION



**0.2KM**

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to Gateway Motorway

**11KM**

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to Brisbane Airport

**12KM**

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to Brisbane CBD

**15KM**

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to Port of Brisbane

**Easy  
access**



# NEARBY AMENITY AND SERVICES



## Goodman Place amenity



### Fitness

- + PLC Morningside, Unit 11/229 Junction Road, Cannon Hill
- + 5 Element Fitness, 943-951 Wynnum Road, Cannon Hill.

### Shopping

- + Kmart Plaza, Cnr Creek Road and Wynnum Road, Cannon Hill
- + Westfield Carindale, Cnr Wynnum and Old Cleveland Roads, Carindale
- + Coles Morningside, Cnr Wynnum and Junction Roads, Morningside.

### Childcare

- + Avenues Early Learning Centre, 28 Rawlinson Street, Murarrie
- + Cannon Hill Early Learning Centre, 1025 Wynnum Road, Cannon Hill
- + Sparrow Early Learning, 2/44 Bothwick Avenue, Murarrie.

### Food and restaurants

- + Gateway Snack Bar, 5/2 Queensport Road, Murarrie
- + Satay Ria Malaysian, 8/1145 Wynnum Road, Cannon Hill
- + Magical Rice, 8/8 Metroplex Avenue, Murarrie
- + BrewDog Brisbane, 77 Metroplex Avenue, Murarrie
- + Grill'd Metroplex, 8 Metroplex Avenue, Murarrie
- + Sushi Train, Kmart Plaza, Cnr Creek Road and Wynnum Road, Cannon Hill
- + McDonald's, 1006 Wynnum Road, Cannon Hill
- + Hungry Jacks, Kmart Plaza, Cnr Creek Road and Wynnum Road, Cannon Hill
- + Zarraffa's Coffee, Shop C6/1909 Creek Road, Cannon Hill
- + Wicked Brew Coffee, 1177 Wynnum Road, Cannon Hill
- + Coffee Club, Southgate Corporate Park, 23-29 Southgate Avenue, Cannon Hill.



## Key area statistics



1.8m

TOTAL POPULATION



718,801

TOTAL HOUSEHOLDS



\$103.3bn

TOTAL PURCHASING POWER

## Total spend on



\$5.3bn

CLOTHING



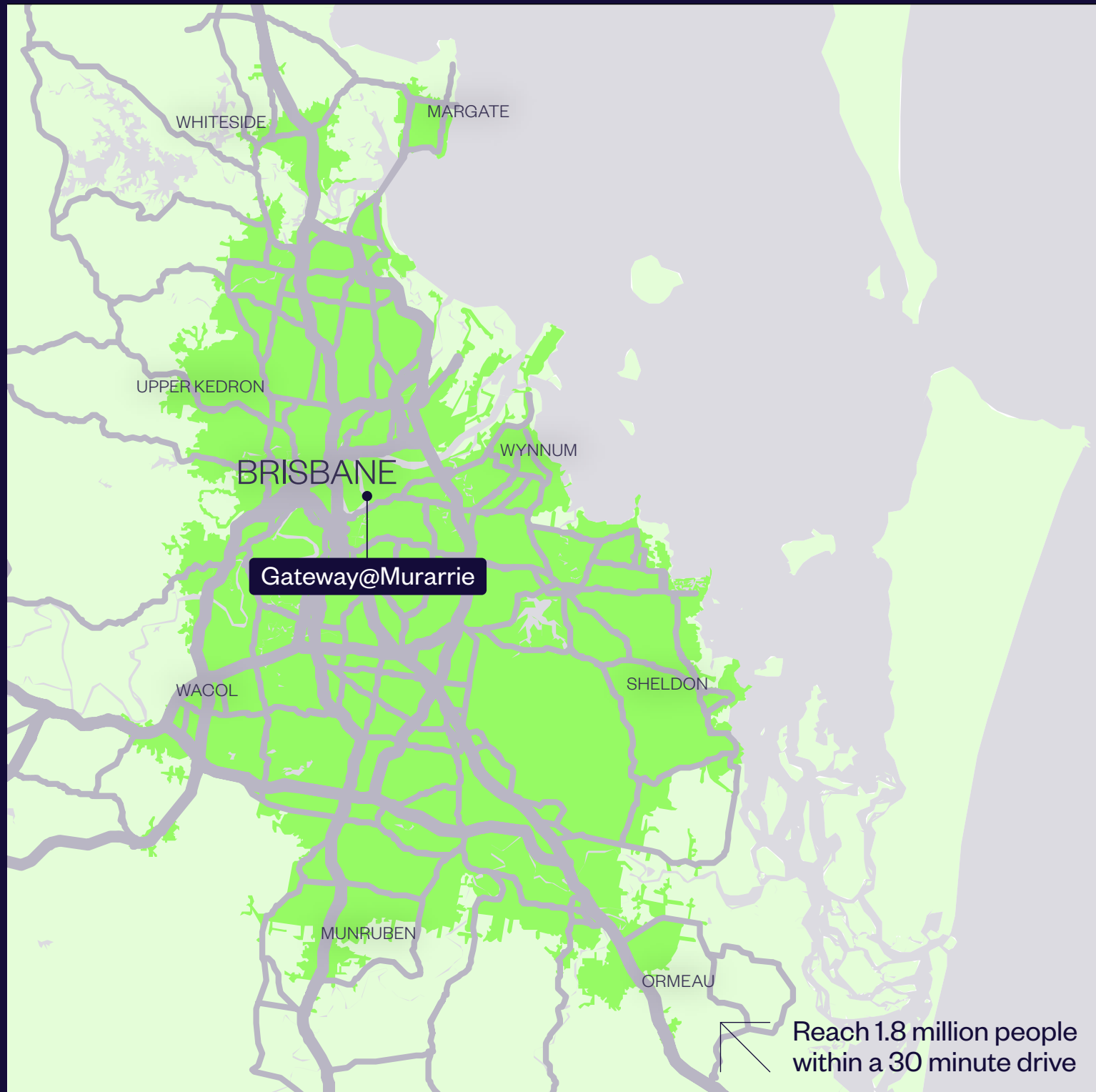
\$7.3bn

FOOD + BEVERAGE



\$1.8bn

PERSONAL CARE



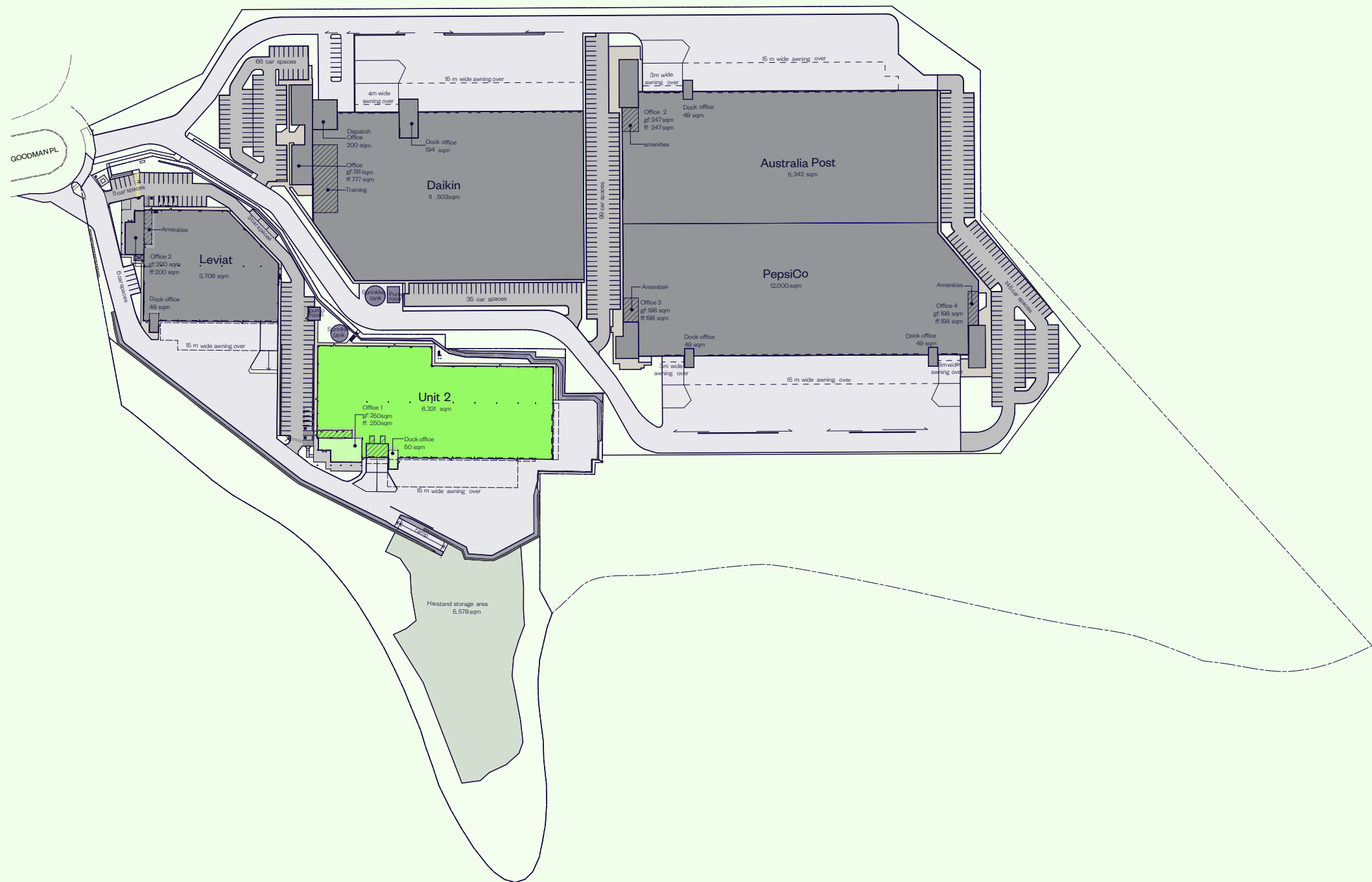
Source: Esri and Michael Bauer Research

Reach 1.8 million people within a 30 minute drive

WITHIN  
30 MINUTE  
DRIVE TIME



# MASTERPLAN

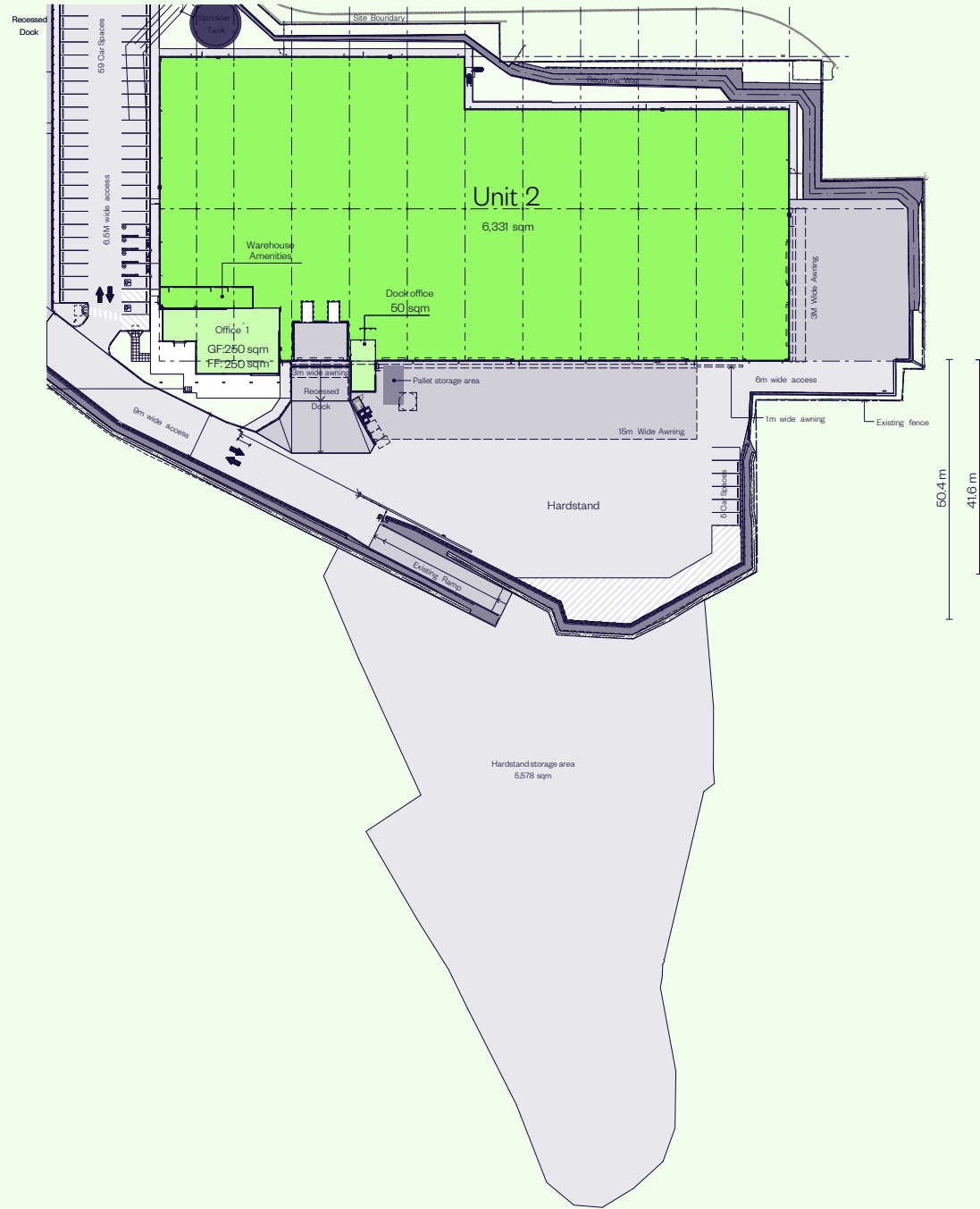


■ FOR LEASE



# UNIT 2 AND HARDSTAND PLAN

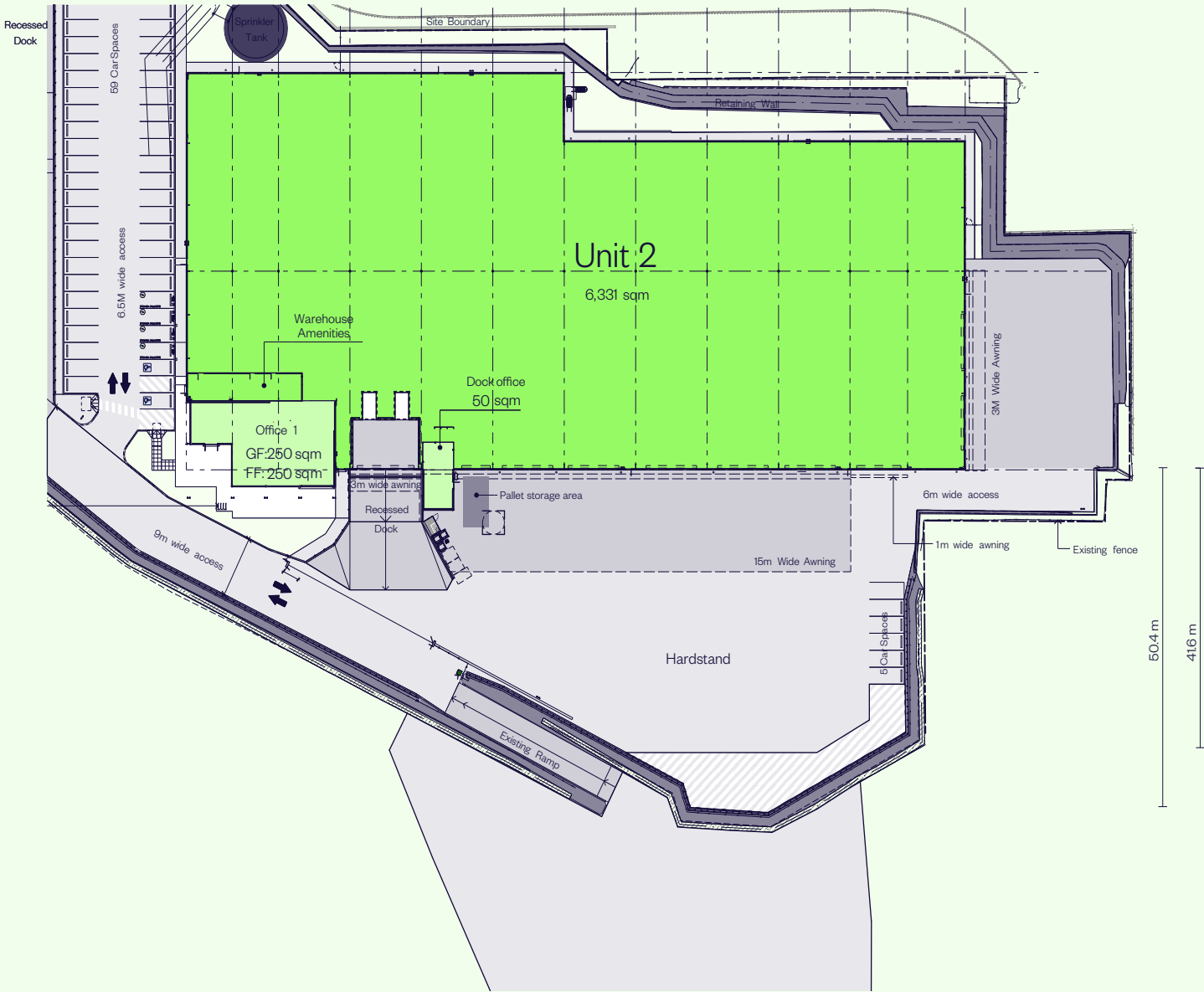
AREA SCHEDULE	SQM
Warehouse 2	
Warehouse	6,331
Office ground	250
Office first	250
Dock office	50
<b>Total</b>	<b>6,881</b>
Car parks	59 spaces
Adjacent hardstand area	5,578





# UNIT 2 PLAN

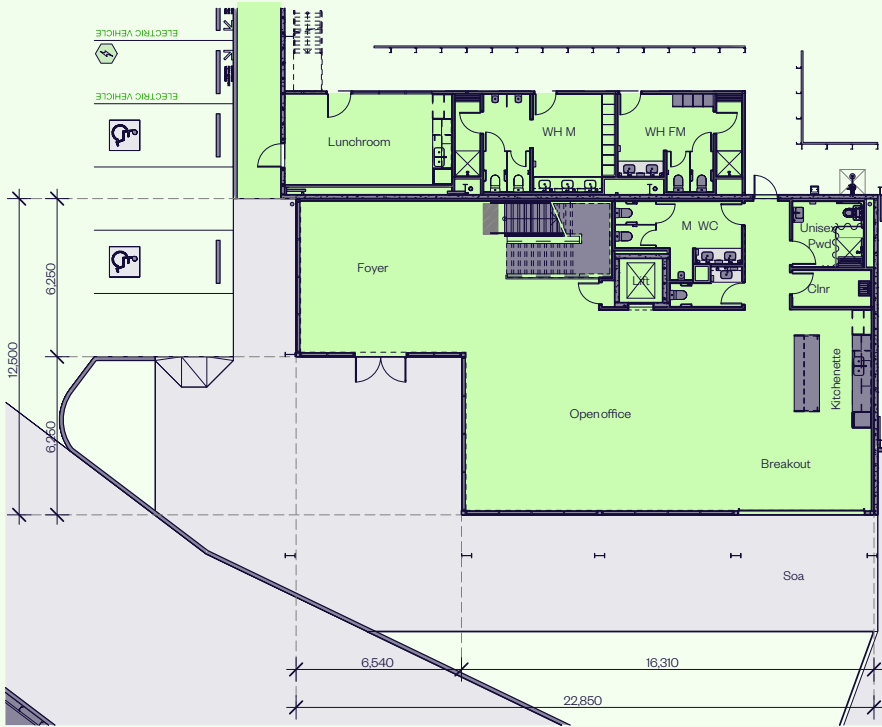
AREA SCHEDULE	SQM
Warehouse 2	
Warehouse	6,331
Office ground	250
Office first	250
Dock office	48
<b>Total</b>	<b>6,881</b>
Car parks	59 spaces
Adjacent hardstand area	5,578



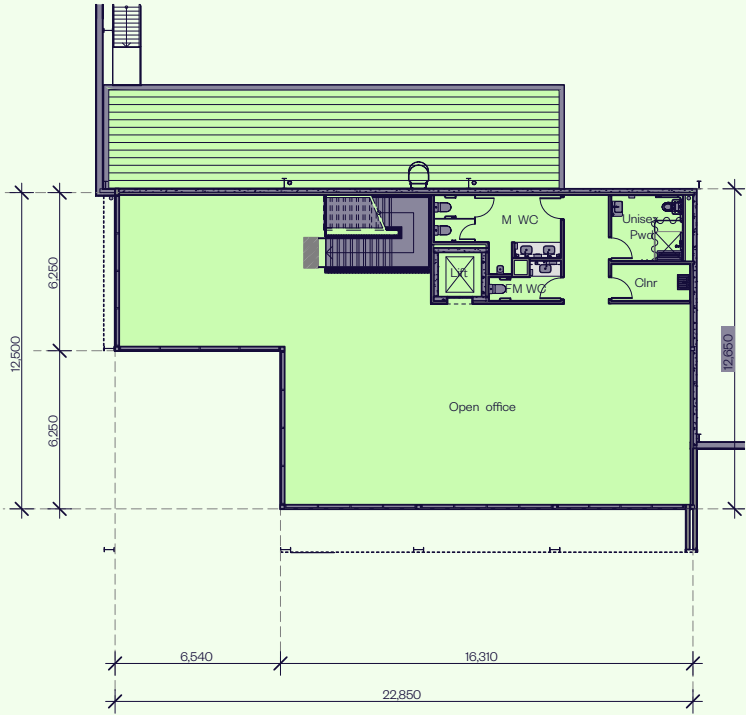


# UNIT 2 OFFICE PLAN

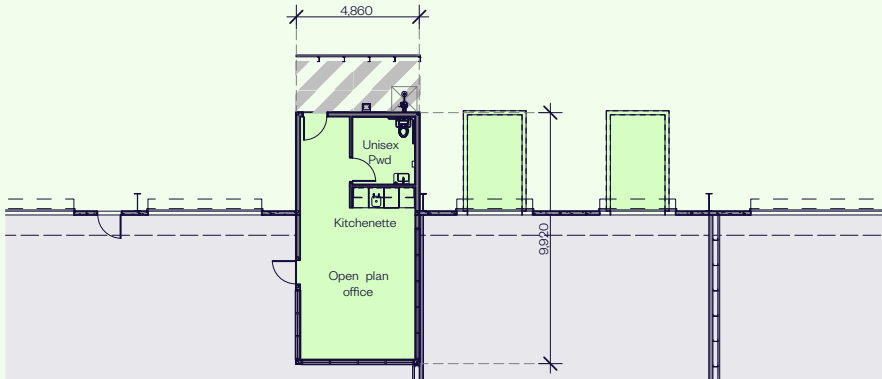
AREA SCHEDULE	SQM
Office 2	
Office ground	250
Office first	250
Dock office	50
<b>Total</b>	<b>550</b>



Office - ground floor



Office - first floor



Dock office



# PROVEN TRACK RECORD

## REDBANK MOTORWAY ESTATE – AUSTRALIA POST



<b>Customer</b>	Australia Post
<b>Size</b>	13.5 hectares comprising of 49,260 sqm facility
<b>Time to construct</b>	11 months
<b>Special features</b>	+ Largest parcel facility and delivery centre for Australia Post in Australia, capable of sorting 700,000 parcels per day.





# PROVEN TRACK RECORD

## REDBANK MOTORWAY ESTATE – COLES



<b>Customer</b>	Coles
<b>Size</b>	Total 66,067 sqm
<b>Time to construct</b>	20 months
<b>Special features</b>	<ul style="list-style-type: none"><li>+ Air-conditioned warehouse up to 36m high to accommodate Coles's 30m high Automated Storage and Retrieval System</li><li>+ Dedicated dangerous goods storage</li><li>+ 8MVA dedicated power supply with dual feeds</li><li>+ 3.5MW rooftop solar PV system</li><li>+ 180,000 litres of rainwater collection with UV filtration system for amenity and irrigation</li><li>+ Dual fire rated communications rooms with gas fire suppression system.</li></ul>





# PROVEN TRACK RECORD

## REDBANK MOTORWAY ESTATE – DB SCHENKER



<b>Customer</b>	DB Schenker
<b>Size</b>	Total 46,995 sqm comprising of 46,005 sqm of warehouse and 990 sqm of office.
<b>Time to construct</b>	9 months
<b>Special features</b>	<ul style="list-style-type: none"><li>+ Tapa security standard compliant facility</li><li>+ Back up power generator</li><li>+ Flexible inter-tenancy wall to provide for future growth.</li></ul>





# PROVEN TRACK RECORD

## REDBANK MOTORWAY ESTATE – L'ORÉAL



<b>Customer</b>	L'Oréal
<b>Size</b>	14,533 sqm
<b>Special features</b>	+ Dedicated 365kw solar array system + Targeting a 4 Star Green Star Equivalent rating + Dangerous Goods Storage



# PROVEN TRACK RECORD

## REDBANK MOTORWAY ESTATE – CHEP

<b>Customer</b>	CHEP
<b>Size</b>	+ 8,163 sqm comprising of 7,667 sqm warehouse and 496 sqm office
<b>Time to construct</b>	+ 12 months
<b>Special features</b>	+ 450kw solar array + 4 EV charging points + 26,147 sqm hardstand capable to store 150,000 pallets + Targeting carbon neutral certification.





# PROVEN TRACK RECORD

## PORT INDUSTRY PARK – AMAZON



<b>Customers</b>	Amazon
<b>Size</b>	Total 16,277 sqm comprising 15,477 sqm of warehouse and 800sqm of office
<b>Time to construct</b>	6 months
<b>Special features</b>	<ul style="list-style-type: none"><li>+ Fully temperature controlled facility</li><li>+ Multi-mezzanine storage w/goods lifts</li><li>+ Solar</li><li>+ Integrated building management system with security and CCTV</li><li>+ Upgraded high voltage supply and backup generator</li><li>+ Amenities for up to 200 staff</li><li>+ Truck guard house</li><li>+ Hazardous materials storage.</li></ul>



# PROVEN TRACK RECORD

## ROCHEDALE MOTORWAY ESTATE – AMART FURNITURE



<b>Customers</b>	Amart Furniture
<b>Size</b>	50,585 sqm comprising of 48,507 sqm of warehouse and 2,050 sqm of office
<b>Time to construct</b>	11 months
<b>Special features</b>	<ul style="list-style-type: none"><li>+ 38 recessed docks</li><li>+ 25m drive through canopy</li><li>+ 30m semi cantilevered awning</li><li>+ 3,500 sqm warehouse mezzanine</li><li>+ 100 kw solar PV system</li><li>+ Fire system upgrade for expanded plastic.</li></ul>





We aim to be leaders in environment, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.



Here's a snapshot of some of our initiatives across our Australian portfolio.

**Carbon neutral organisation**

Goodman proactively monitors the carbon footprint under our operational control. We purchase 100% renewable electricity and offset residual emissions with high quality carbon offsets to achieve carbon neutral in operations certification via Climate Active.

**Climate resilience**

Goodman has several control measures in place to future-proof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include installation of solar PV, inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

**Solar**

We have installed over 66MW of rooftop solar on more than 200 of our buildings in Australia. That's more than 200,000 solar panels – enough to power 15,700 homes, or the equivalent of taking 34,000 passenger vehicles off the road.

**LED lighting + motion sensors**

100% of the portfolio has LED lighting and motion sensors. This will support energy efficient operations, and provides optimum lighting comfort for our customers.

**Electric vehicle charging**

We recognise our role in preparing our estates, our people, and our customers for a zero emissions future. We're supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers on their electric vehicle requirements.

**Building certifications**

Goodman is targeting 5 star Green Star Buildings rating on all new warehouse developments. This third-party certification demonstrates best practice in environmentally sustainable design.

**Active water monitoring and management**

Goodman have implemented several sustainable landscaping initiatives in an effort to reduce potable water consumption across the portfolio. These include rainwater tanks, smart potable water meters and drought tolerant planting.



# Sustainability




# INCLUSION AND DIVERSITY

Central to our purpose of “making space for greatness” is creating an environment where I&D is embedded into everything we do.

We work to create a culture where our people are valued and have the opportunity to realise their potential.

We are all accountable for making it a reality. Our people are champions of openness, fairness and respect.



 At Goodman, we lead the way in inclusion and diversity



# FIRST NATIONS ENGAGEMENT



We acknowledge the Aboriginal and Torres Strait Islander Traditional Custodians of the land on which we work and live. We pay respect to Elders past, present and emerging. We value their custodianship of over 65,000 years.



Artist Danielle Mate with her artwork created for Goodman's Reflect RAP.

As a business that works across many locations, we have a responsibility to listen, learn and walk alongside First Nations peoples to ensure our activities support the continuing of connection to their land, waters, cultures, languages and traditions.

Goodman received formal endorsement of our Reflect RAP. We have clear commitments around the core pillars of relationships, respect and opportunities.

Our RAP journey is ongoing, and we're determined to make a difference.



# SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



## **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
- + Program of third party Principal Contractor health and safety reviews.

## **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.



# GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we’re able to make a real difference, where and when it matters most.



Above: Clontarf Foundation  
Bottom L-R: Clontarf Foundation, Thread Together, Bestest Foundation

## How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

### Children and youth

Charity organisations who help protect, nurture and support children or young people.

### Food rescue and environment

Charity organisations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

### Community and community health

Charity organisations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

LEARN MORE ABOUT THE GOODMAN FOUNDATION





# CONTACT US



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