



**GOOD IS
FLEXIBLE
STORAGE**

**GREAT IS
WHAT YOU DO
FROM HERE**

Redbank Motorway Estate
57 Monash Road
Redbank, QLD

MAKING
SPACE
FOR
GREATNESS



strategic location



Redbank Motorway Estate is a modern industrial and logistics precinct comprising over 300,000 sqm of lettable area.

Situated adjacent to the Ipswich Motorway, the estate provides direct connections to Brisbane's key arterial networks.

Join some of Australia's largest corporations including Coles, Australia Post and Fedex at this landmark estate.

AERIAL VIEW



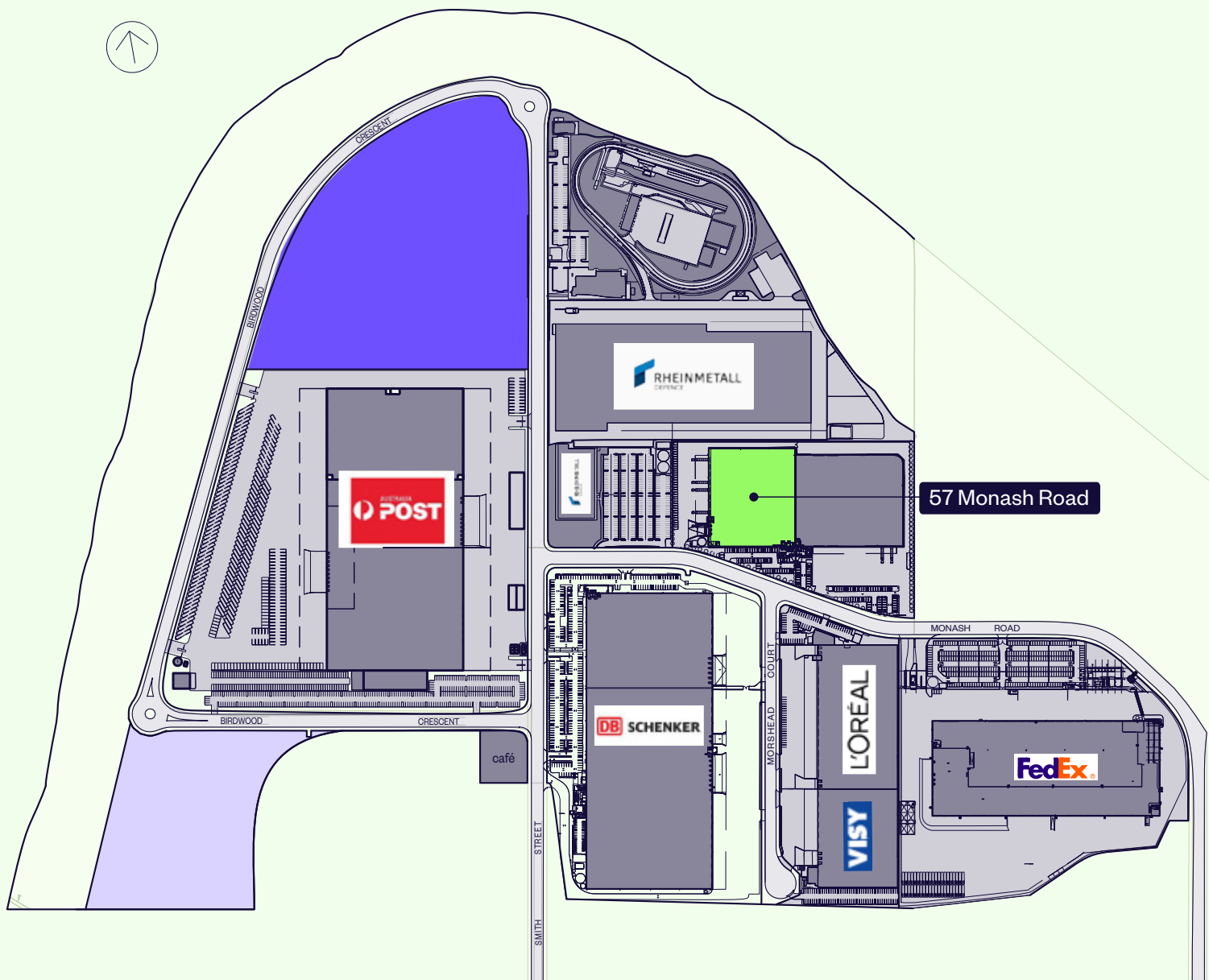
VIEW FROM ABOVE



VIEW FROM ABOVE

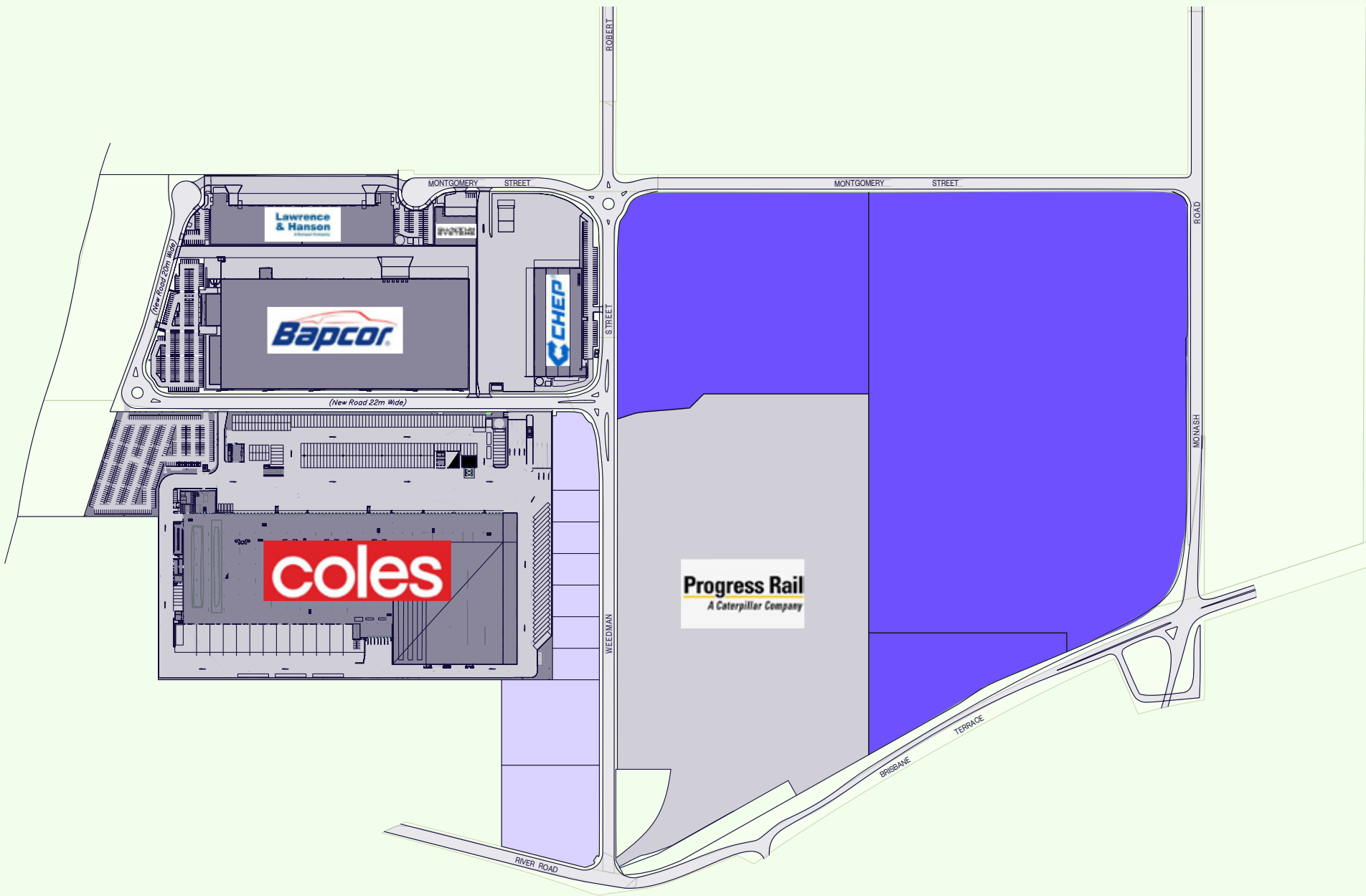


MASTERPLAN – NORTH SECTION



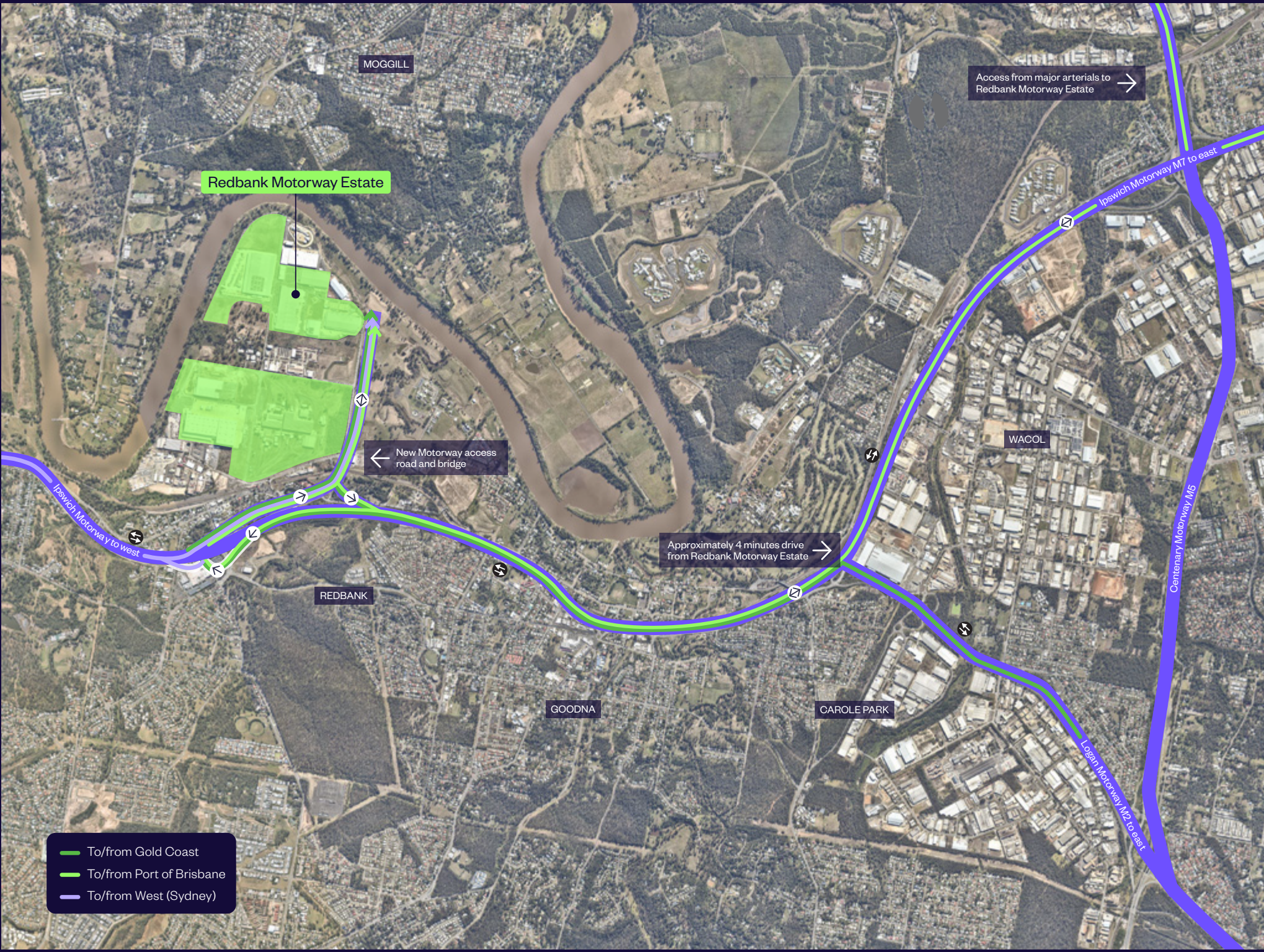
- SUBJECT SITE
- LAND SALE
- PRE-LEASE OPPORTUNITY

MASTERPLAN - SOUTH SECTION



- LAND SALE
- PRE-LEASE OPPORTUNITY

ACCESS



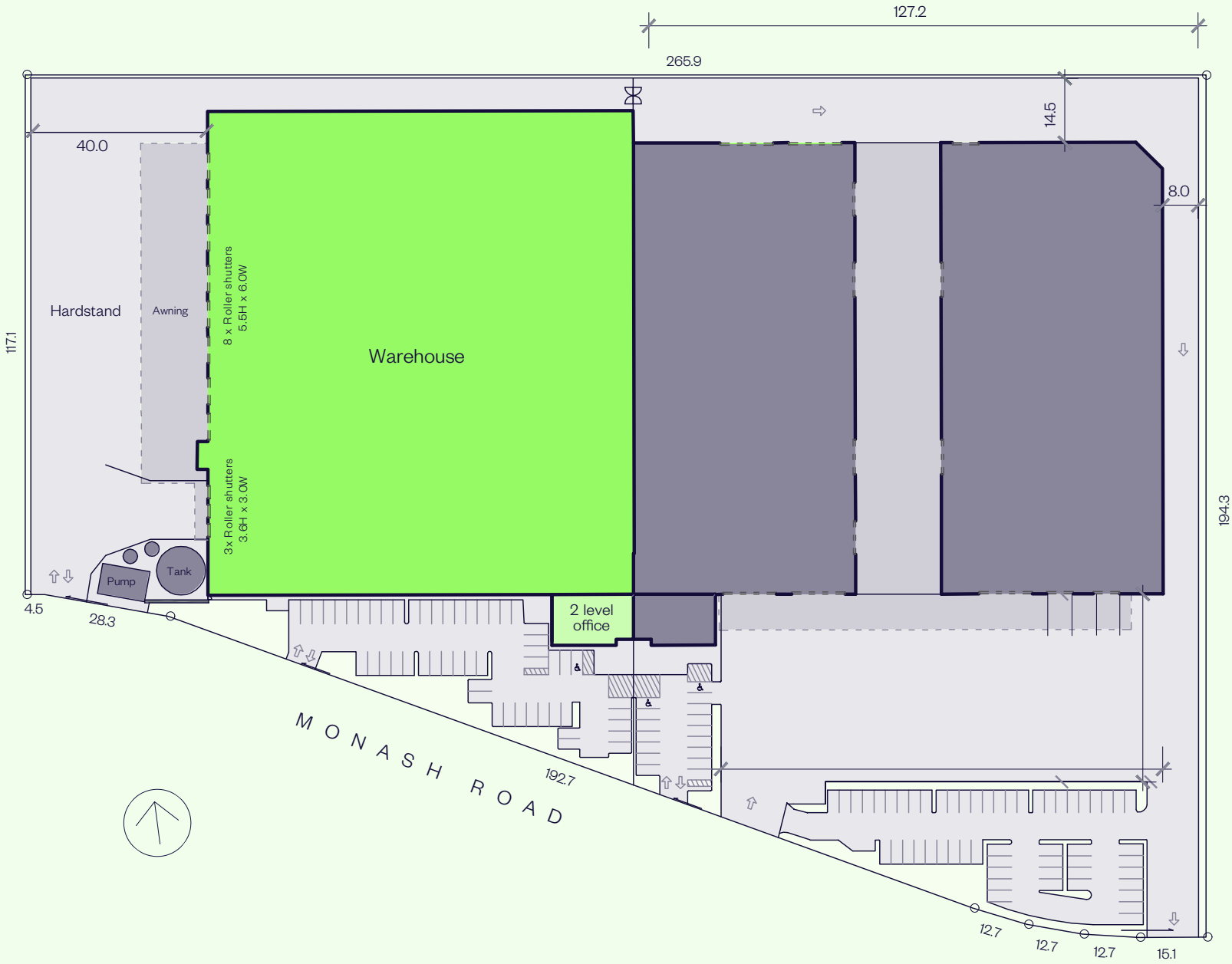
FEATURES

- + 10,877 sqm modern warehouse and office space suitable for tyre storage
- + Exclusive and secure 40m wide hardstand
- + K25 ESFR sprinkler system throughout
- + Large awning for all-weather loading
- + Three recessed docks
- + Access via 8 on-grade roller shutters
- + LED lighting throughout
- + 100 kW rooftop solar system
- + 600 amp supply
- + 53 on-site parking spaces.



SITE PLAN

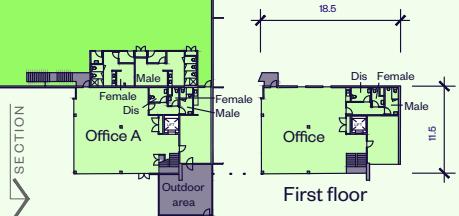
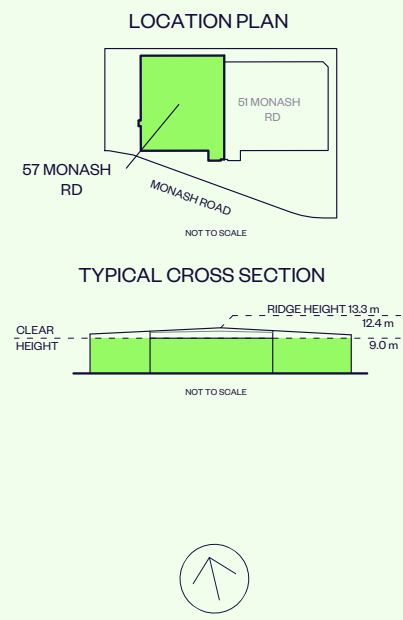
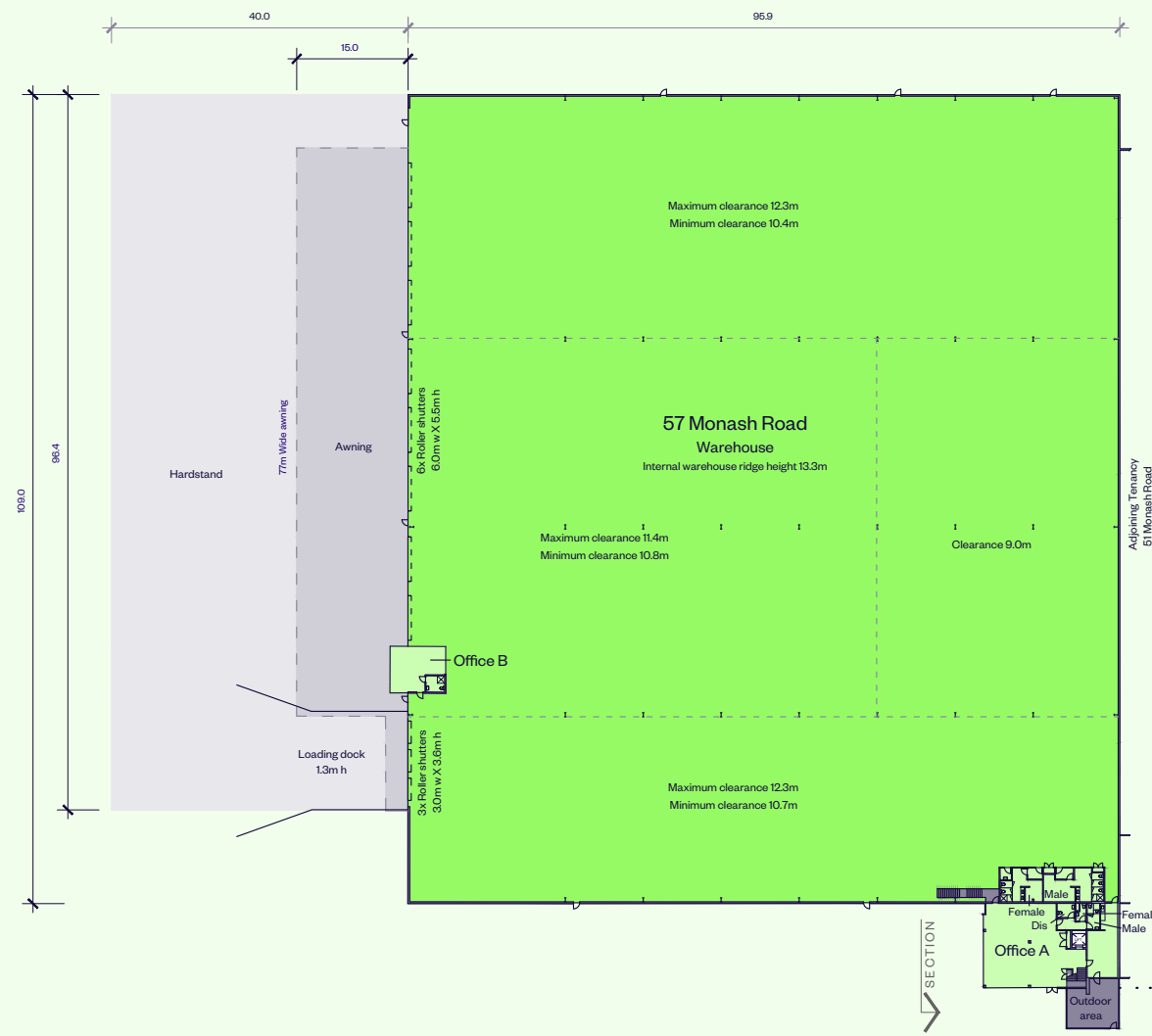
AREA SCHEDULE	SQM
Warehouse	10,353
Office	524
Total building area	10,877
Awning	1,172



57 Monash Road

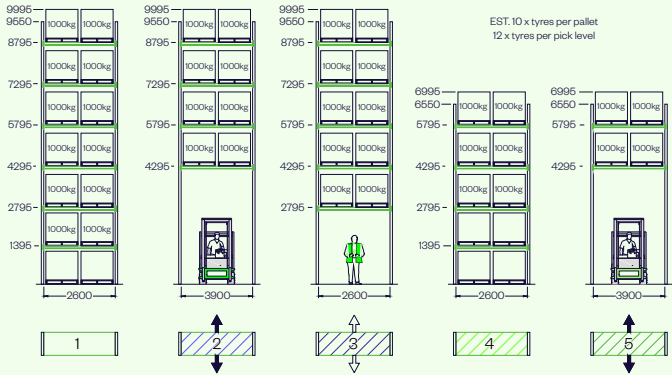
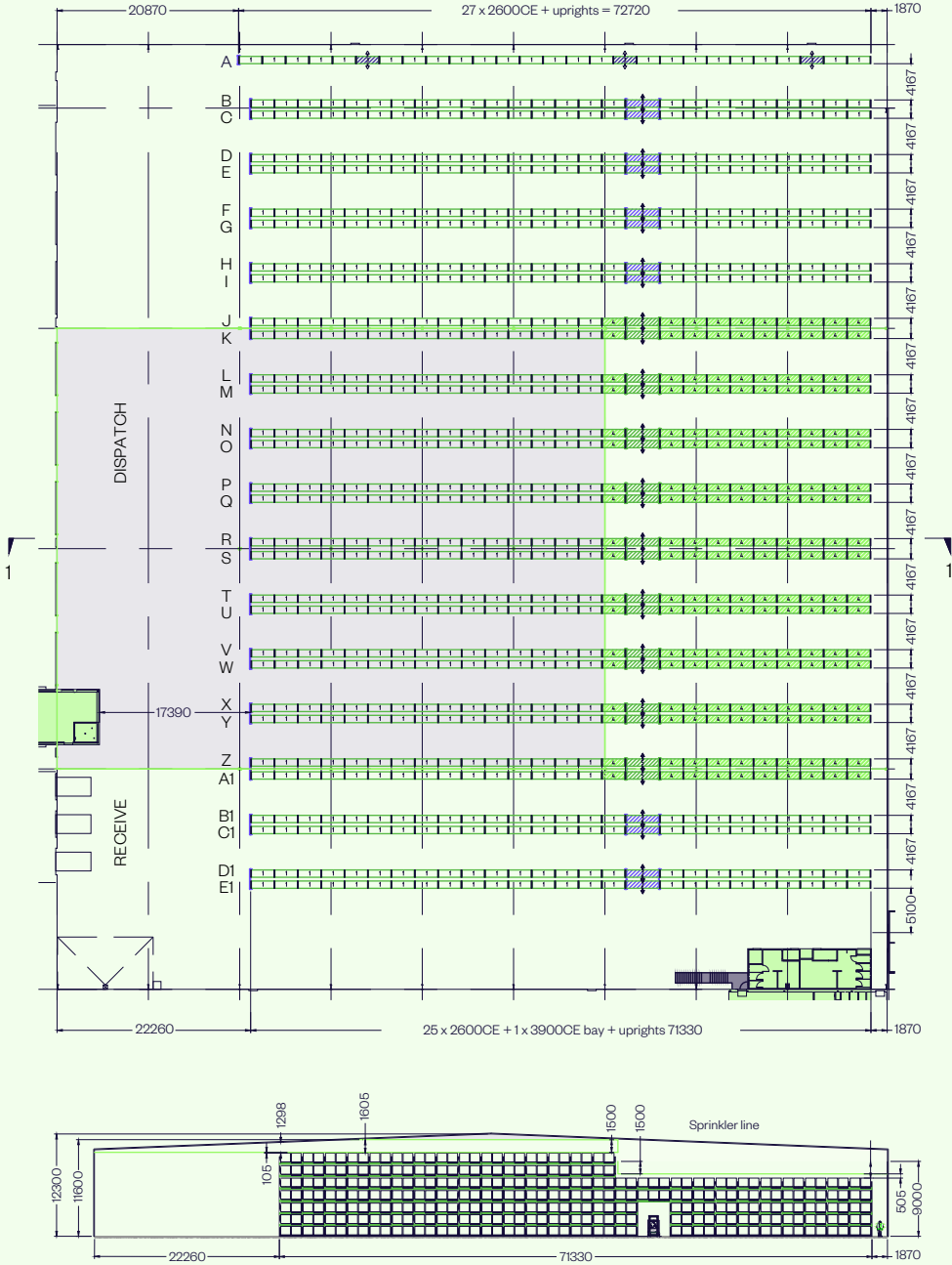
WAREHOUSE PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	10,353
Office A & amenities	273
Office B & amenities	46
First floor	
Office & amenities	205
Total building area	10,877
Outdoor area	44
Hardstand	3,835



INDICATIVE RACKING PLAN

Total pallet spaces 10,398



1KM

to Ipswich Motorway

1.5KM

to Redbank train station

2KM

to Redbank Plaza

28KM

to Brisbane CBD

Easy
access

Key area statistics



2.8m
TOTAL POPULATION



1.1m
TOTAL HOUSEHOLDS



\$44,860bn
TOTAL PURCHASING POWER

Total spend on



\$3.4bn
CLOTHING



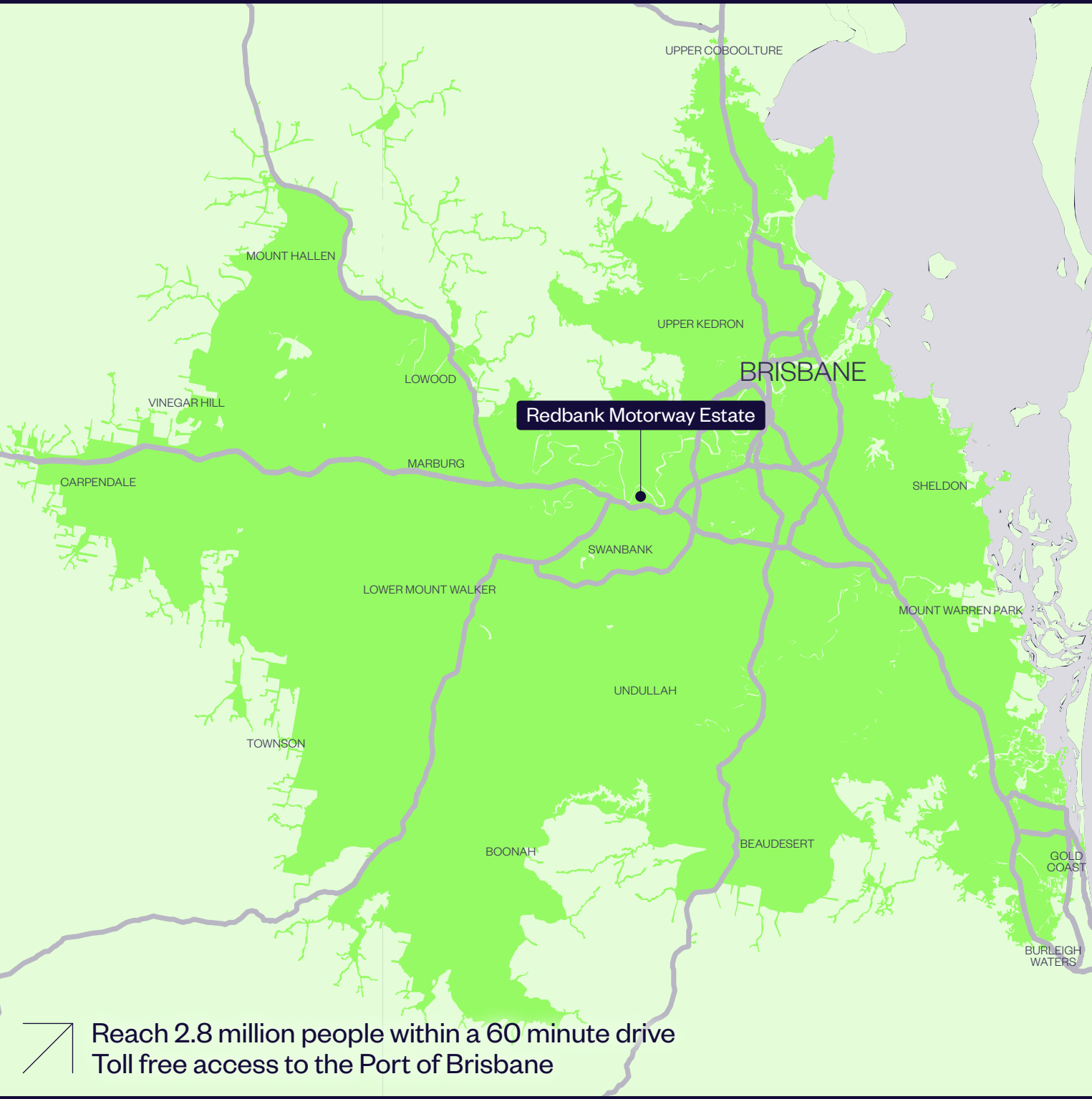
\$11.4bn
FOOD + BEVERAGE



\$2.8bn
PERSONAL CARE

WITHIN
60 MINUTE
DRIVE TIME

Source: Esri and Michael Bauer Research





Redbank Motorway Estate is ideally located in the thriving South East location of Ipswich, benefiting from excellent road, rail and public transport connectivity.

Road

The estate is strategically positioned on the national road network, with connections to the Ipswich (1km from the Estate) and Logan Motorways, Cunningham/Warrego Highways and the Centenary, Gateway and M1 Motorways.

Train

Redbank train station has regular services arriving and departing approximately every 6 minutes in peak hour to Brisbane City, surrounding suburbs and beyond. Services include:

- + Rosewood train – Caboolture to Rosewood via Brisbane City
- + Caboolture train – Ipswich via Brisbane City
- + Ipswich train – Caboolture via Brisbane City to Ipswich
- + Nambour train – Nambour via Brisbane City to Ipswich
- + Doomben train – Ipswich via Brisbane City
- + Redcliffe Peninsula train – Ipswich via Brisbane City
- + Springfield Central is also easily accessible on the Caboolture line via Darra station to the Springfield line.

Bus

- + Route 500 provides services between Goodna, Redbank, Riverview, Booval, Ipswich and Riverlink
- + Route 525 provides services between Redbank Plaza, Collingwood Park and Redbank Station (loop)
- + Route 526 provides services between Redbank, Redbank Plains, Augustine Heights and Springfield.

Redbank Motorway Estate has two existing bus shelters for future bus services.

CONNECTIVITY



As an A-double and B-double approved estate, businesses relocating to Redbank Motorway Estate can enjoy a range of additional cost savings that A-double access can bring to your bottom line.

A-double vehicles permit the transportation of 2 x 40 foot containers on one truck, allowing you to move larger loads using fewer trucks.

With A-doubles you can save on fuel, drivers, insurance, reduce carbon footprint and maintenance costs.

REDBANK MOTORWAY ESTATE



MAJORITY OF ESTATES



SOME ESTATES



*Indicative transport cost savings. All parties should rely on their own investigation and assessments.

ACCESS ADVANTAGE

NEARBY AMENITY AND SERVICES



On-site cafe

- + Located on Robert Smith Street, Zac's Carvery provides staff and visitors with the a range of freshly made food and drinks and corporate catering.

Shopping

- + Redbank Plaza – (Big W, Optus, Kmart, Vodafone, Australia Post, Aldi) 1 Collingwood Drive, Redbank
- + Town Square Redbank Plains Shopping Centre – (Woolworths, Aldi, Target, Australia Post, DAISO) 357/403 Redbank Plains Road, Redbank Plains
- + Orion Springfield Central – (Event Cinema, JB HI-FI, Coles, Aldi, NAB, CBA, ANZ, Westpac, Suncorp) 1 Main Street, Springfield

Child care and early education

- + Montessori Pathways – 47-49 Brisbane Road, Redbank
- + Rising Stars – 11 Collingwood Drive, Redbank
- + Goodstart Early Learning – 112-114 Eagle Street, Redbank Plains
- + The Lakes Early Learning Child Care Centre – 3 Spring Avenue, Springfield Lakes
- + Kindy Patch – 37 Sinnathamby Boulevard, Springfield
- + Guardian Early Learning Centre – 51 Barry Alexander Drive, Springfield

Food and hotels

- + McDonald's – Shop 219 Level 2, Redbank Plaza
- + KFC – 1 Collingwood Drive, Redbank
- + Boost Juice – Shop K2.5 Level 2, Redbank Plaza
- + Coffee Club – Shop K12 Level 2, Redbank Plaza
- + Nando's – 357/381 Redbank Plains Road, Redbank Plains
- + Subway – 494 Redbank Plains Road, Redbank Plains
- + Sushi 79 – 357/381 Redbank Plains Road, Redbank Plains
- + Pho Express – 357/381 Redbank Plains Road, Redbank Plains
- + Food Industry Café – 59 Brisbane Road, Redbank
- + The Commercial Hotel – 72 Brisbane Road, Redbank
- + Kerwick Hotel – 1 Kerwick Street, Redbank

Fitness

- + Freedom Health and Fitness – 9/59 Brisbane Road, Redbank
- + Just Sports n' Fitness – 1 Chalk Street, Redbank
- + Anytime Fitness – Intersection of Jones and Redbank Plains Road, Redbank Plains.

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

SERVICE

CONTACT



ENQUIRE NOW

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VIEW THIS PROPERTY ONLINE

