

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.



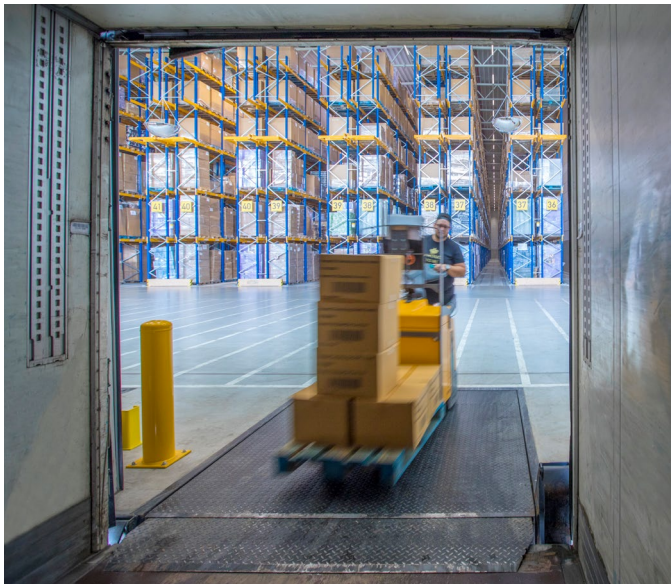




A clever move

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



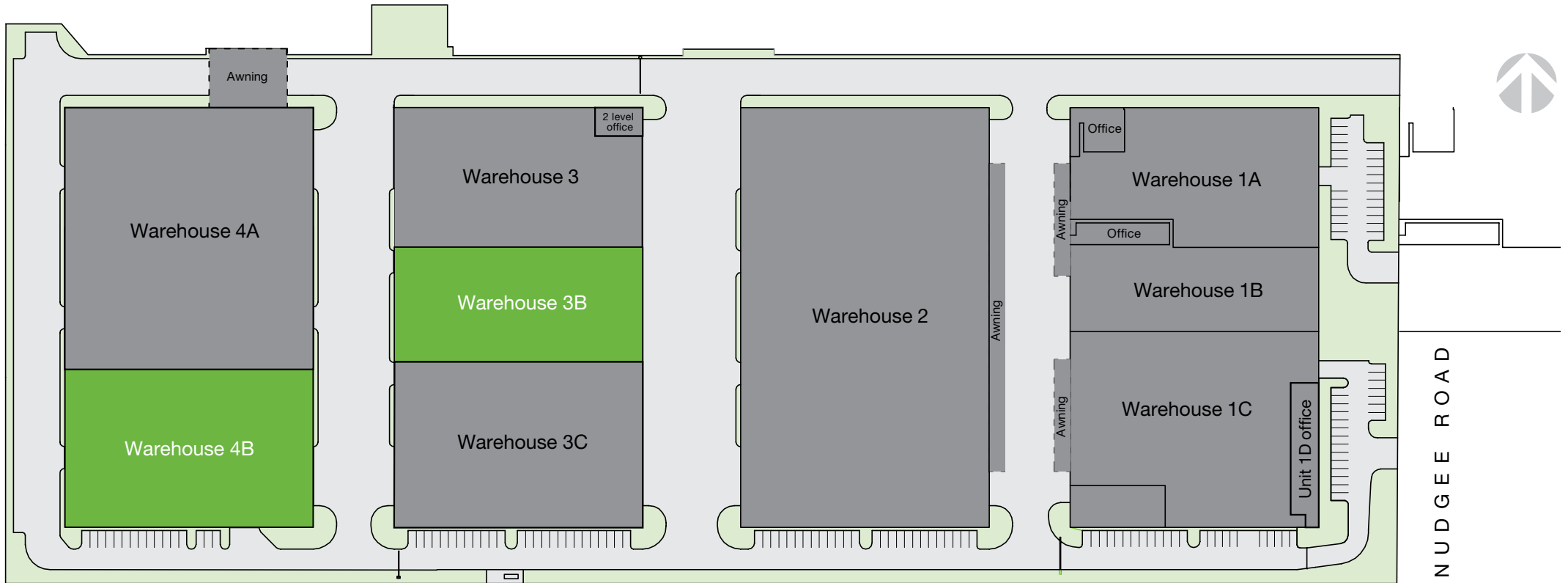
9KM

to Brisbane CBD



19.6KM

to Port of Brisbane



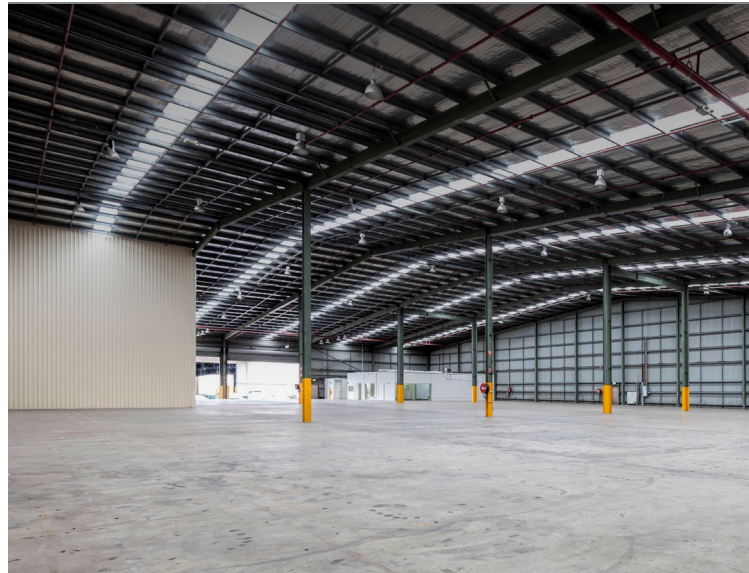
400 Nudgee Road

Unit 3B

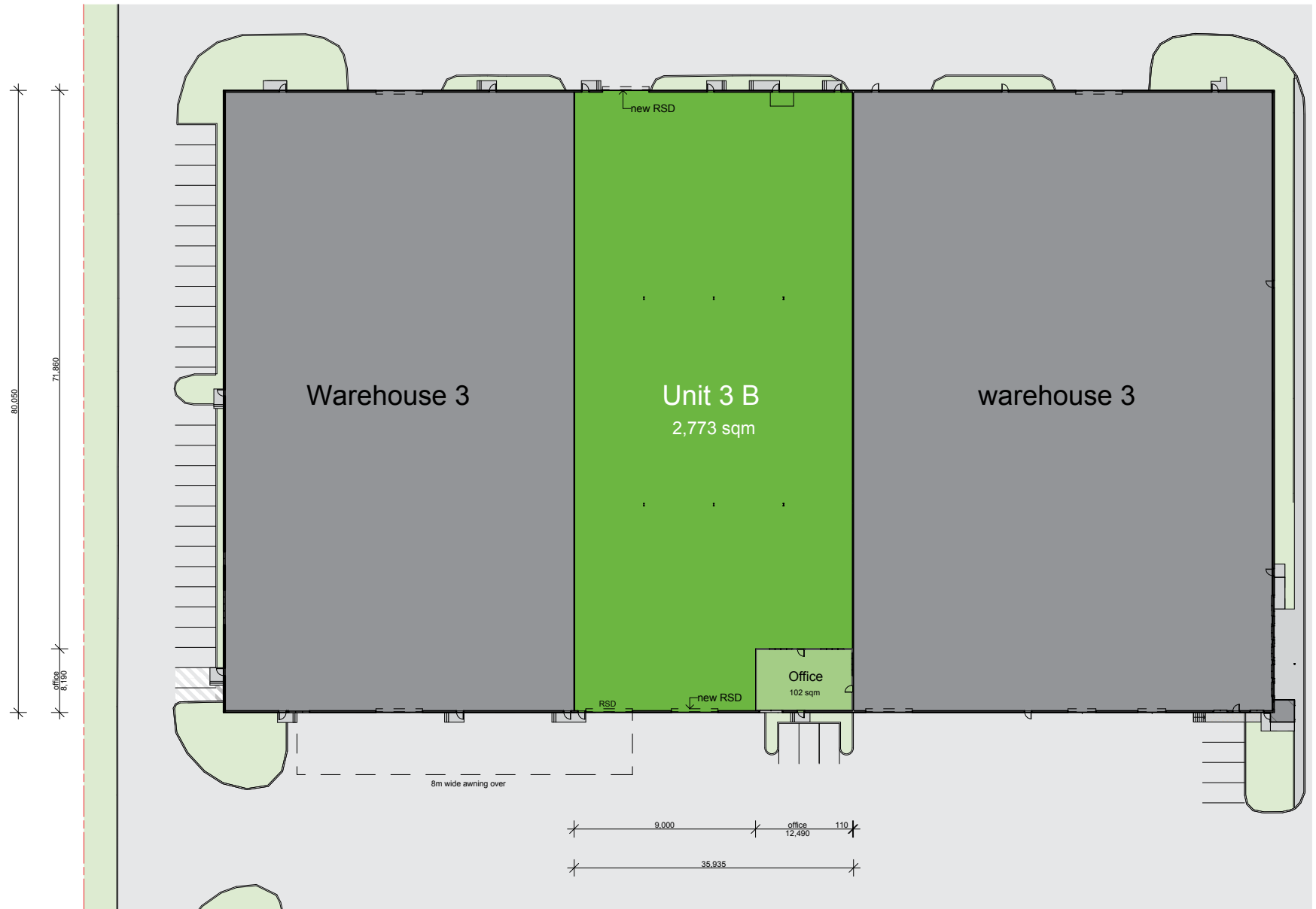
- + 2,875 sqm high clearance warehouse
- + Access via on-grade roller shutters
- + Office built to suit.

Unit 4B

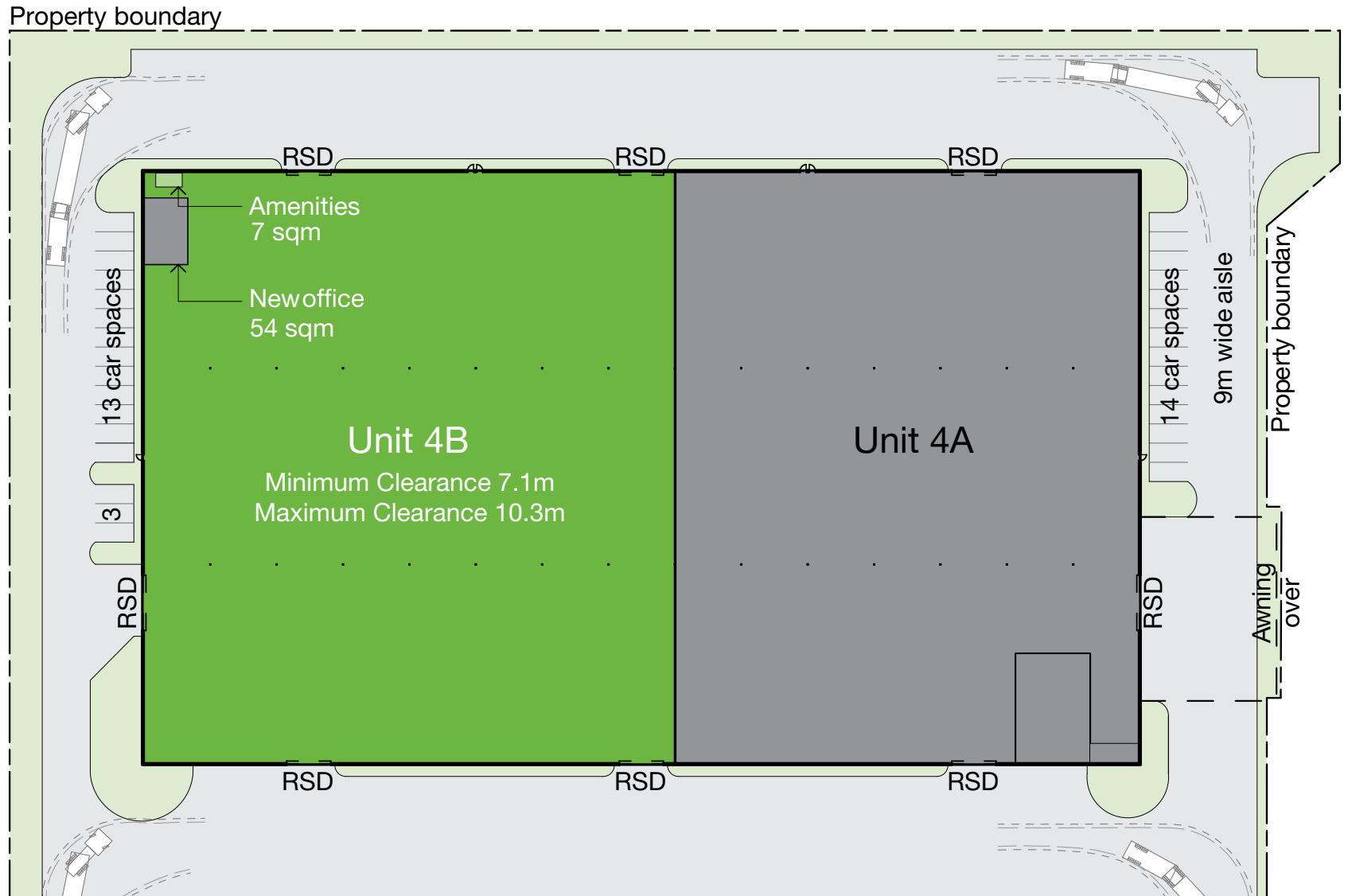
- + 5,795 sqm high clearance warehouse
- + Office space built to suit
- + Access via on-grade roller shutters on three sides of building.



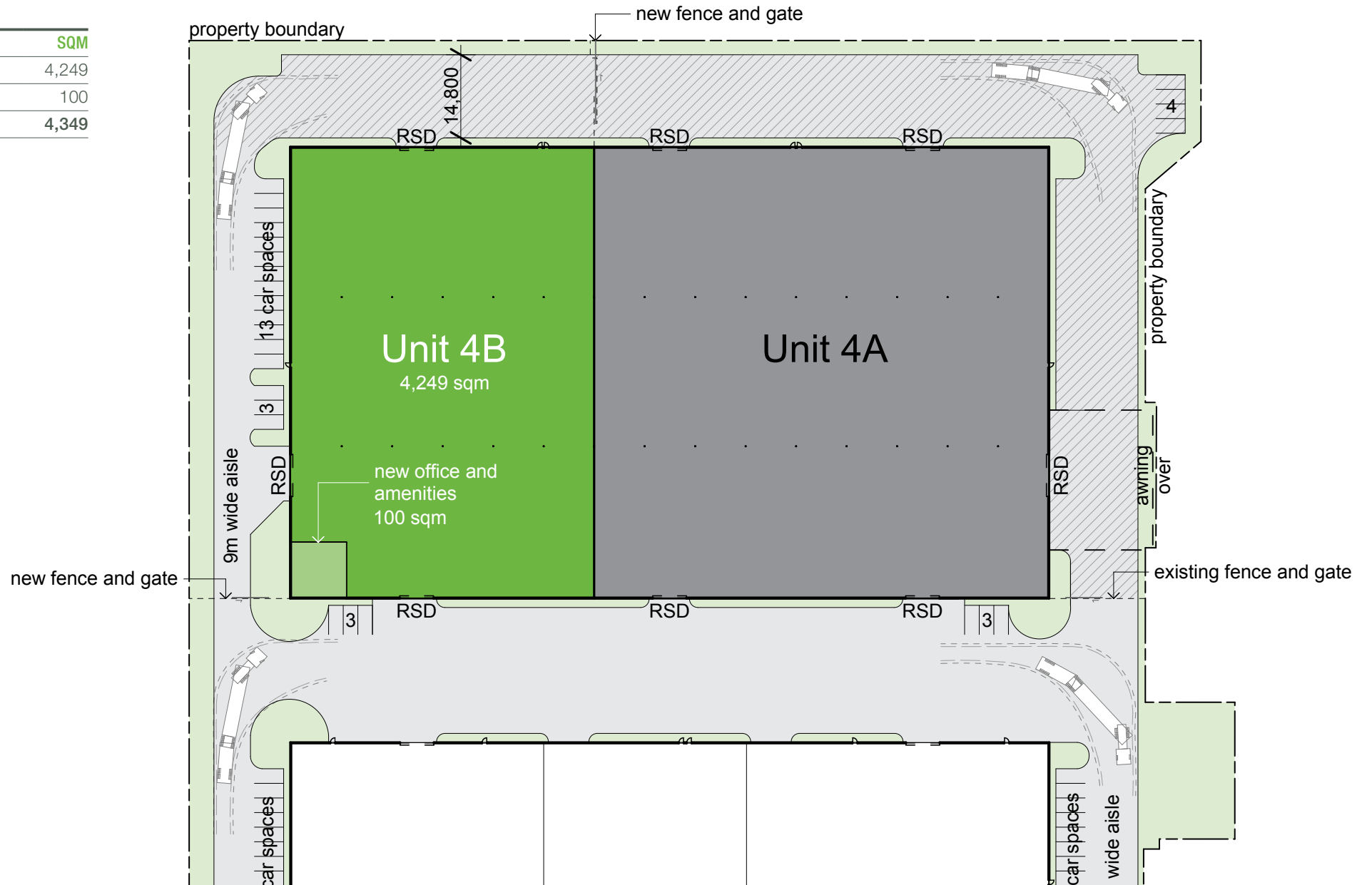
AREA SCHEDULE	SQM
Unit 3B	
Warehouse	2,773
Office (incl amenities)	102
Total	2,875



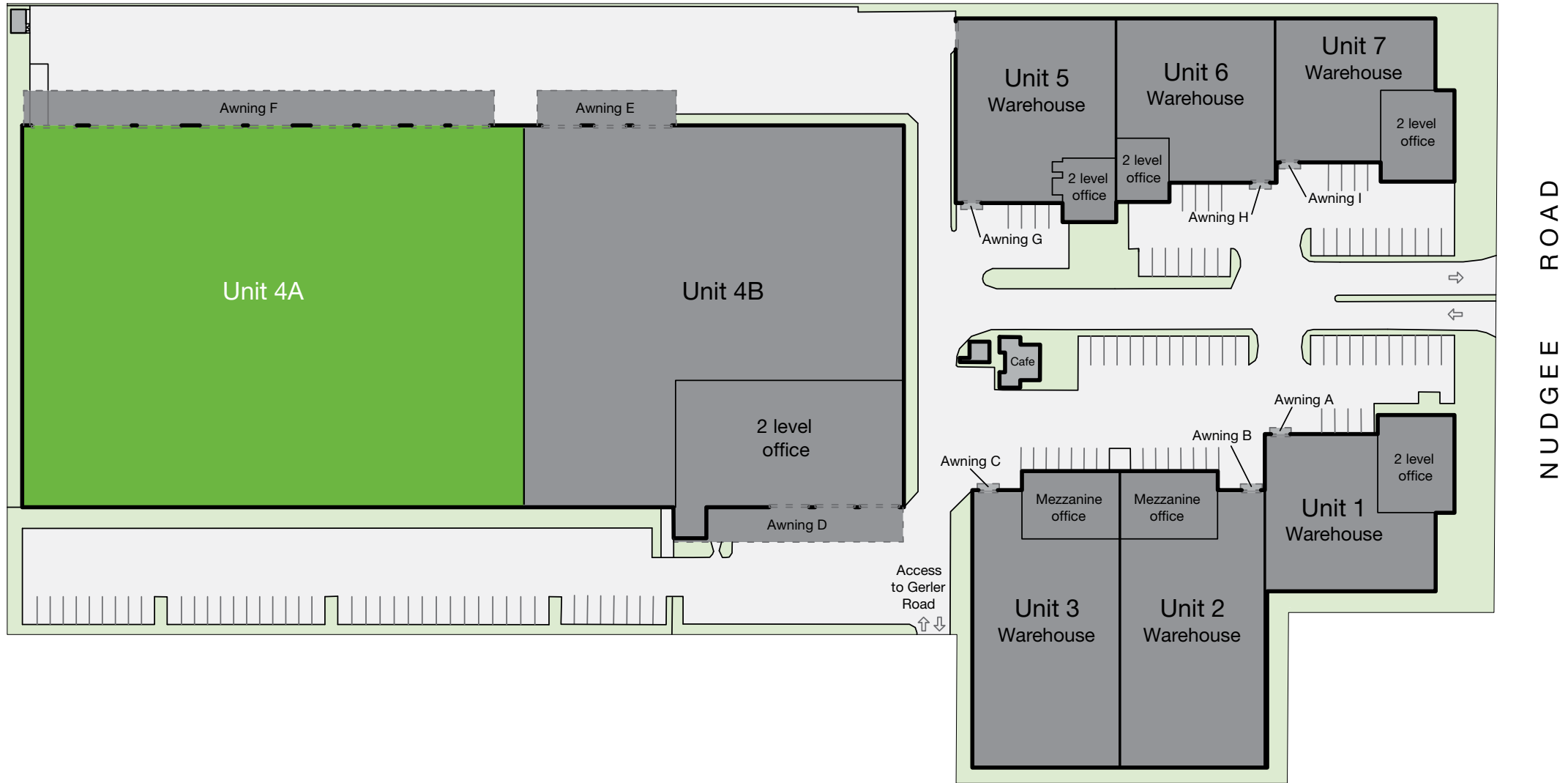
AREA SCHEDULE	SQM
Warehouse (including amenities)	5,741
Proposed office	54
Total	5,795



AREA SCHEDULE	SQM
Warehouse	4,249
Office	100
Total	4,349



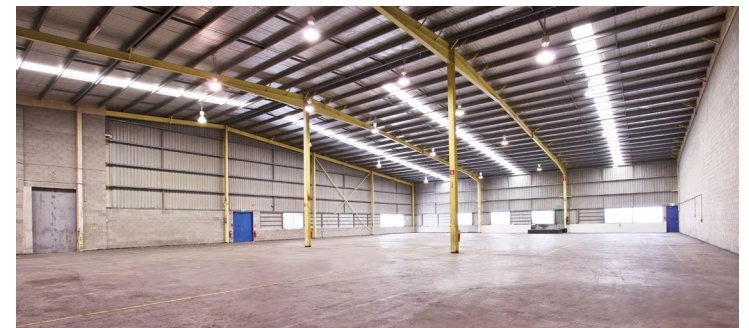




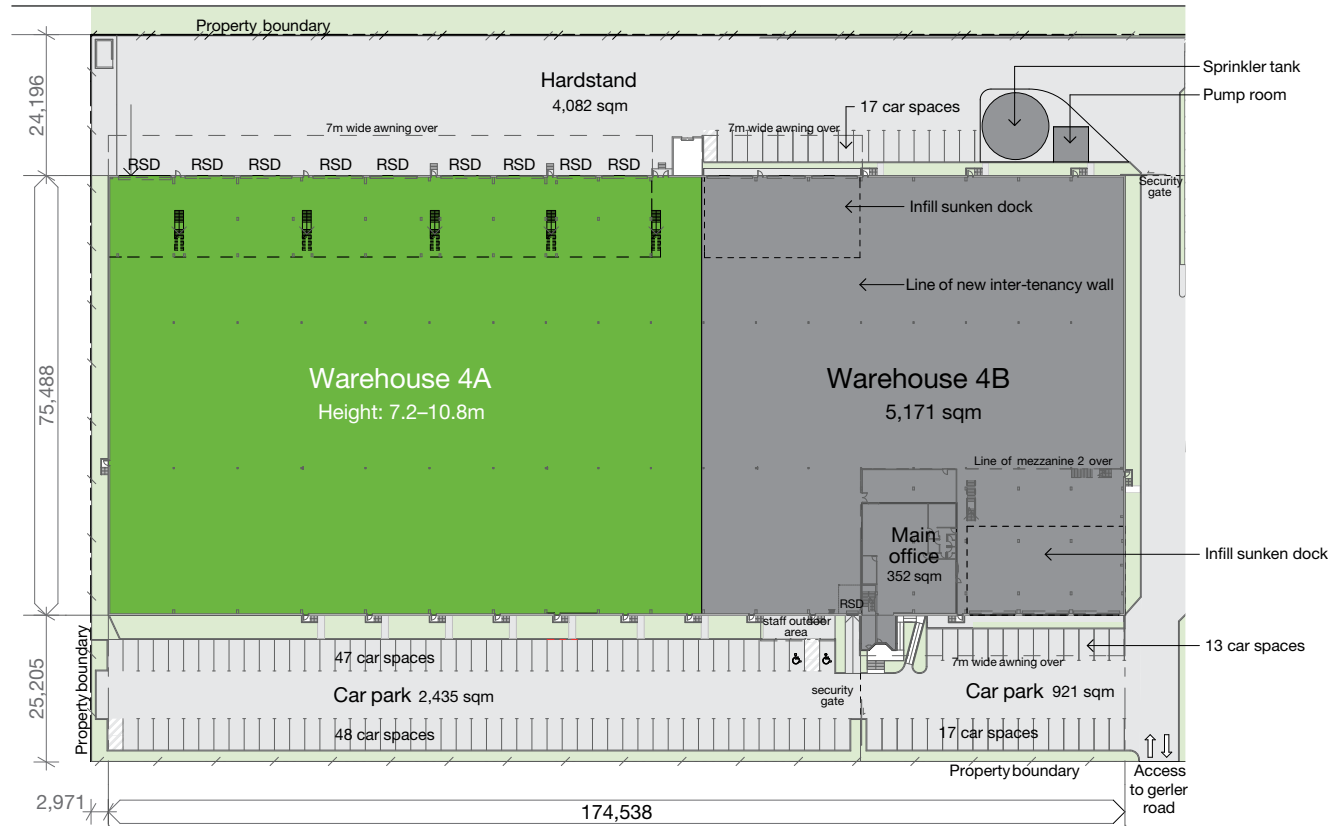
370 Nudgee Road

Unit 4A

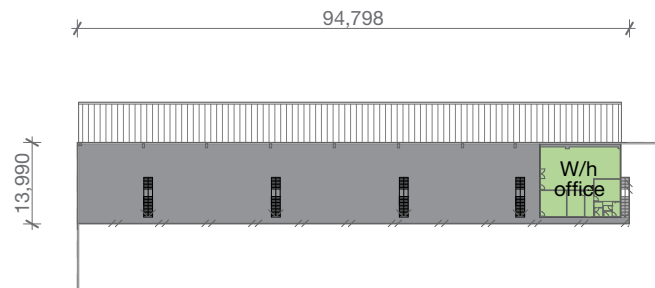
- + 7,690 sqm warehouse with internal clearance up to 10.8m
- + 177 sqm office
- + Access via 9 recessed docks
- + Awning for all weather loading
- + Mezzanine storage available
- + Additional office can be built to suit
- + Warehouse area can be subdivided from 3,232 sqm.



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

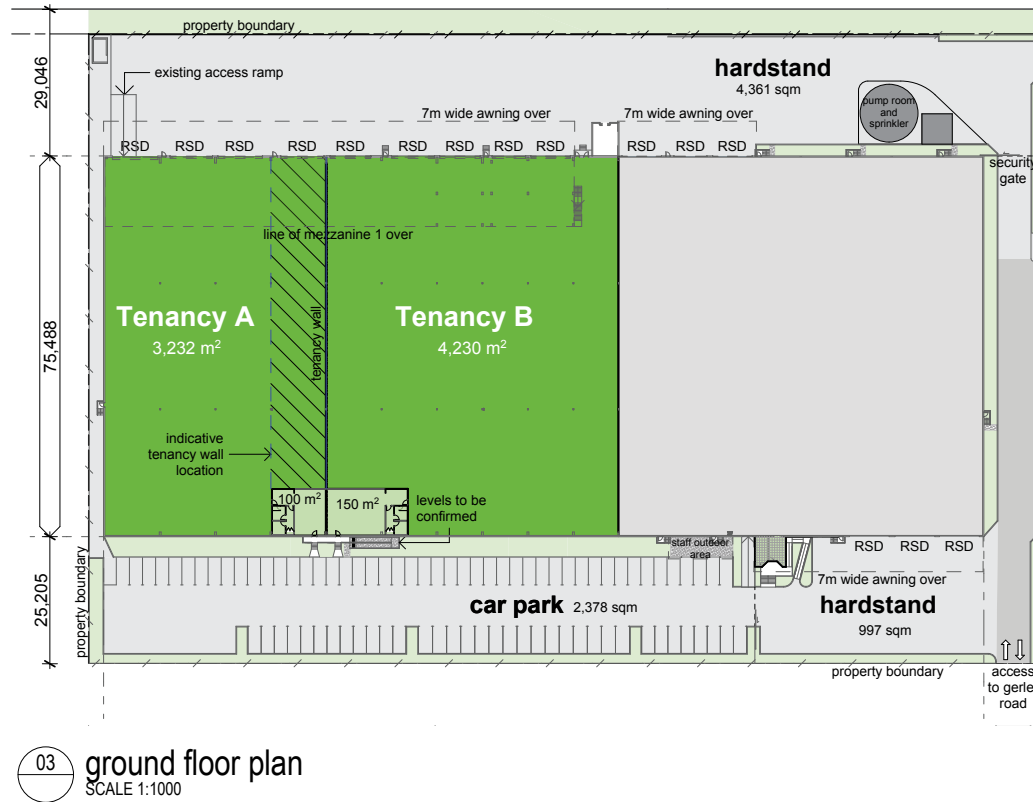
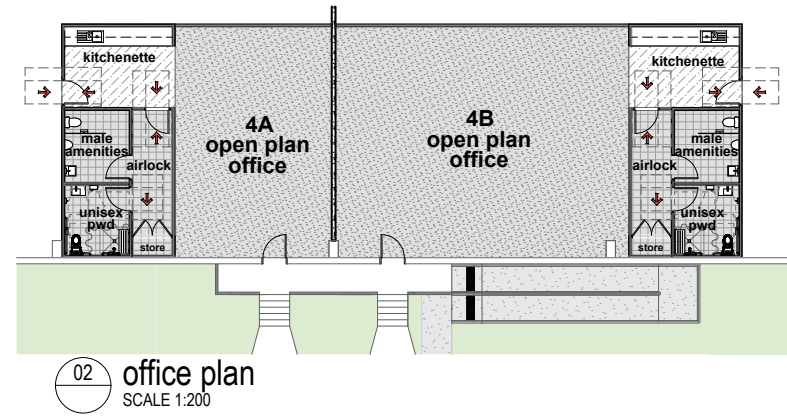
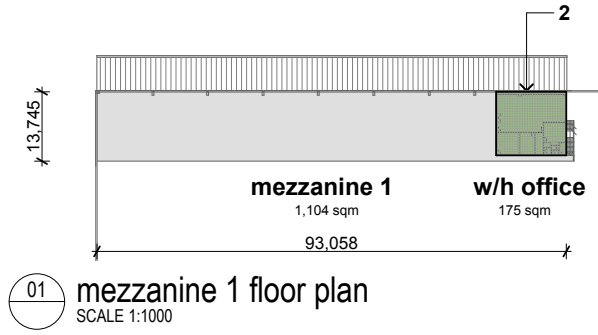


Ground floor



Mezzanine 1

AREA SCHEDULE	SQM
Tenancy A	3,232
Tenancy B	4,230



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.



WE GIVE OUR CUSTOMERS THE SPACE THEY NEED TO SUCCEED BY PROVIDING UNPARALLELED SERVICE

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.





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