

Place your business in an enviable position



Now
leasing

Hendra Industrial Estate

420-448 Nudgee Rd
Hendra Qld 4011





Introducing Hendra Industrial Estate

Hendra Industrial Estate is an 83,000sqm* industrial estate, which includes 19 warehouses and a hardstand. The property has been progressively refurbished and offers a selection of leasing opportunities, with the flexibility to be tailored to your business needs.

The estate is ideally located on Nudgee Road and within immediate proximity to the East-West Arterial Road intersection. This allows for excellent access north, south, east and west and is only a few minutes to Brisbane Airport; all within 9 radial kilometres from the CBD.

Estate highlights



Renovated, functional stand-alone buildings



Minimal columns and multiple roller doors



Huge awnings with scope to drive through



6m–10.8m* internal clearance, allowing for efficient pallet racking



Easy left and right turns onto Nudgee Road via a set of lights



After-hours security on site

*Approximately.

Please note, all distances and times on this page are approximate only.

*Incoming tenant responsible for verifying heights prior to lease commitment.


Location




Hendra Industrial Estate is situated in a prime location within the top quartile for access to Brisbane Airport, the Port of Brisbane and the industrial market in Brisbane, while also achieving top 95% on access to all households (including higher income) within 30 mins of the estate. It is close to major road networks and serviced by excellent public transport options.

Distance from key locations*


 Address
420–448 Nudgee Rd, Hendra Qld

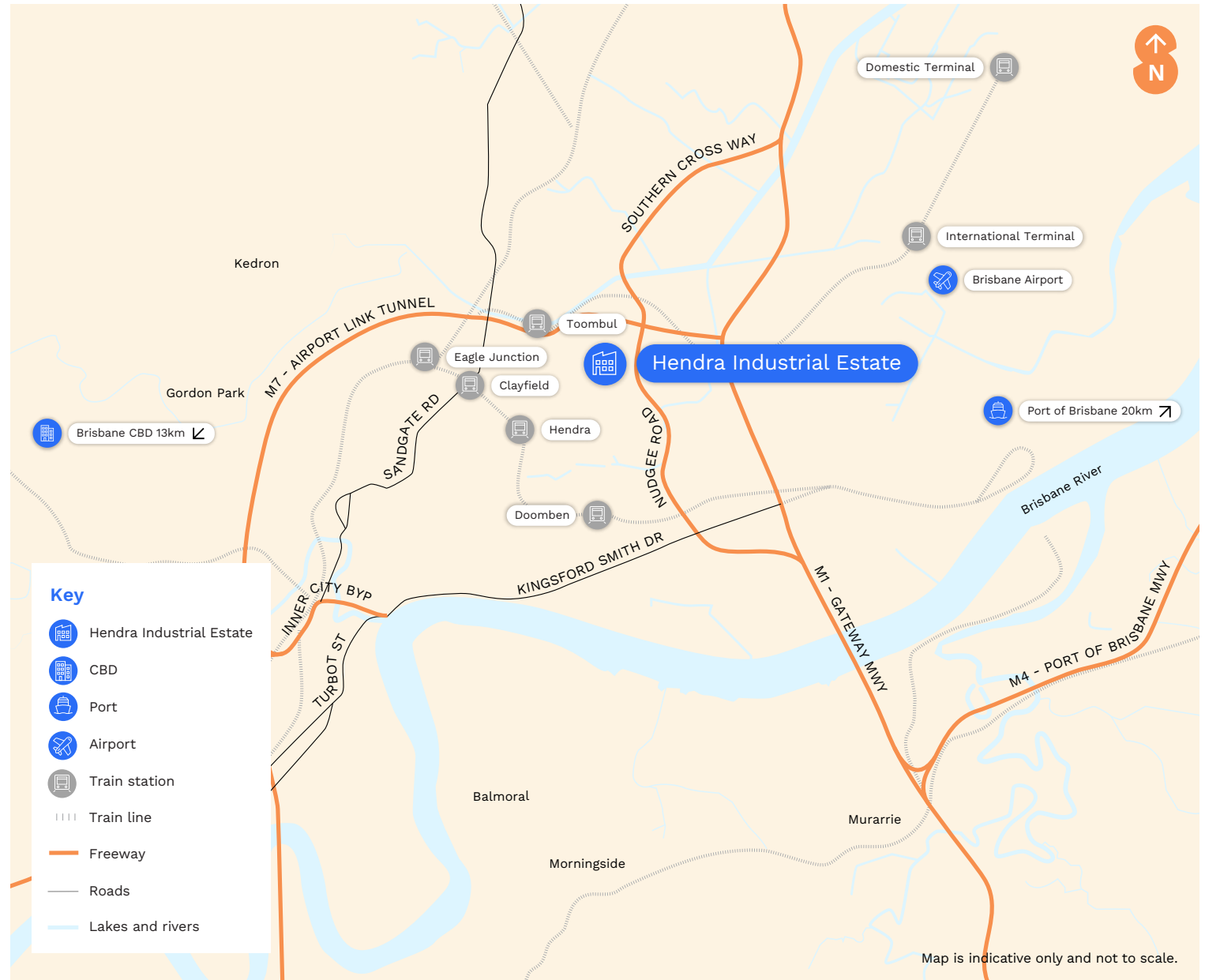
 Brisbane Airport
4.1km

 Gateway Motorway
350m

 Port of Brisbane
19.4km

 Inner City Bypass
5.2km

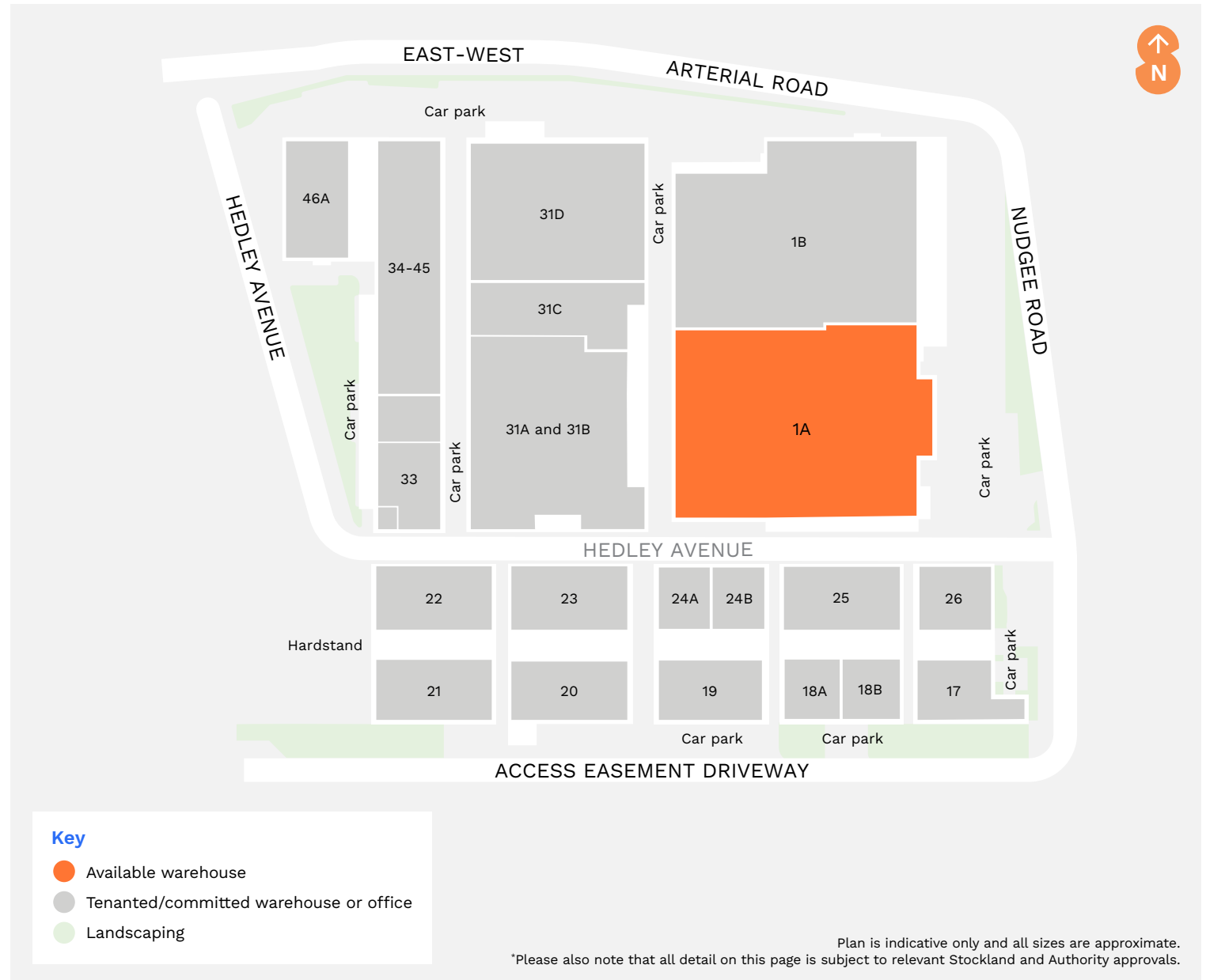
 Doomben train station
2.3km



*All distances are approximately only. Source: Google Maps.



There is a single space currently available for lease but there are numerous options for growth within the estate.

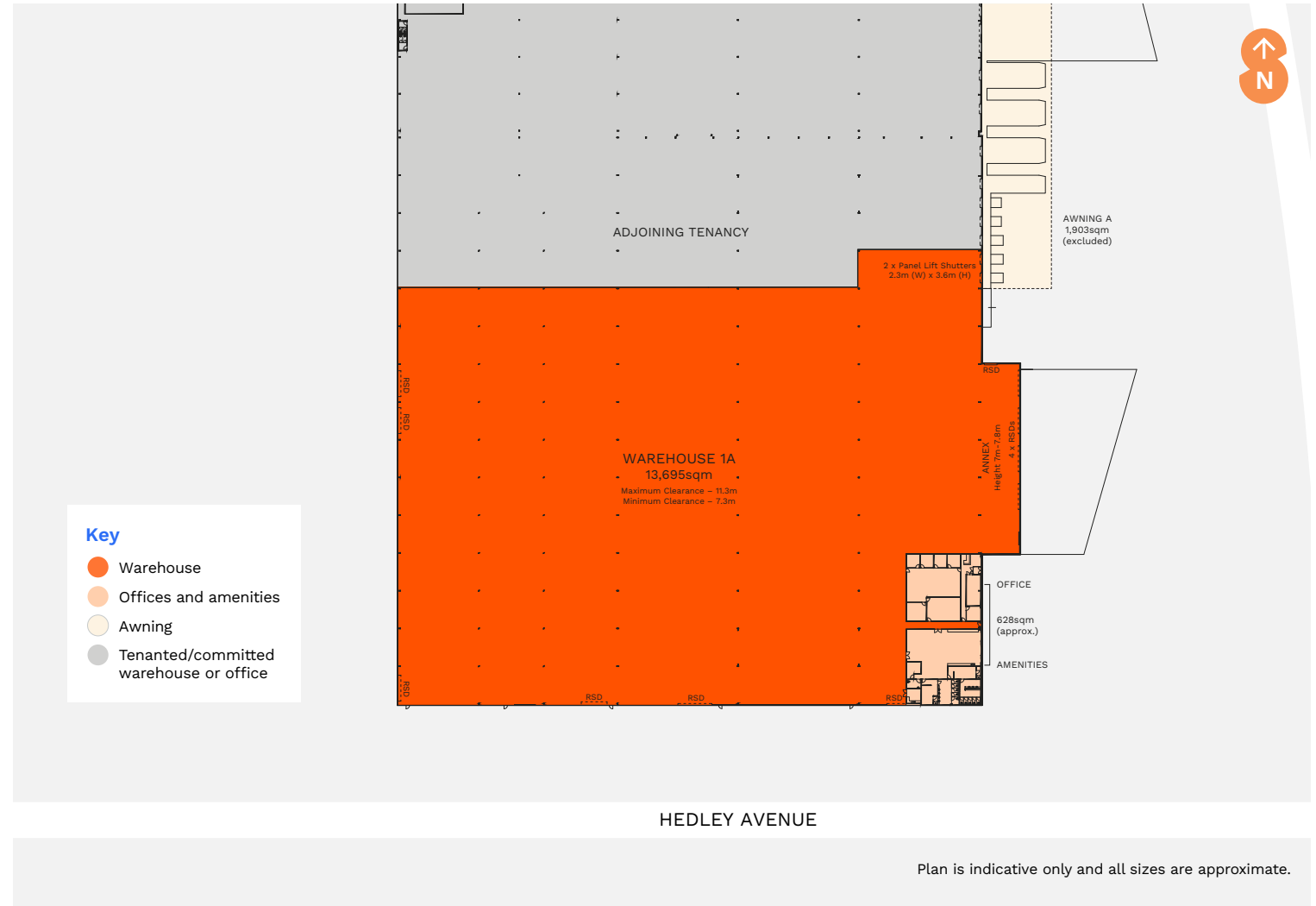
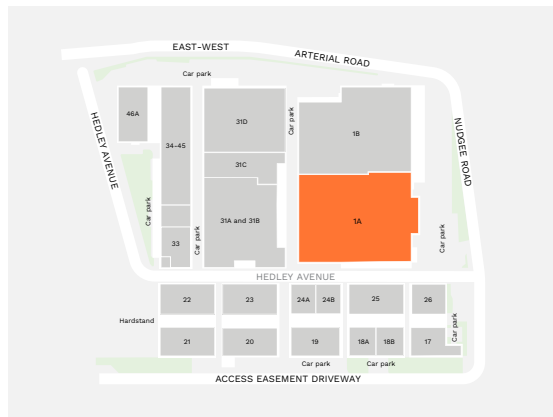


Warehouse 1A



Area schedule*

| Warehouse 1A | |
|--------------------------------|------------------|
| Warehouse | 13,635sqm |
| Office and amenities (approx.) | 628sqm |
| Total area | 14,263sqm |



Building features

628sqm (approx.) office and amenities

10 on-grade RSDs

2 covered loading docks

Dedicated, covered hardstand

7.3-11.3m high warehouse clearance

LED lighting throughout

ESFR sprinkler system



Warehouse 1A



Your partner



Australia's largest diversified property company with more than 70 years' experience



Best-in-class delivery systems and processes for efficiency and innovation



Solar investment of over 14MW across Commercial Property portfolio



High tenant engagement with 87% overall customer satisfaction with Stockland in Workplace & Logistics†



Owner, developer and manager of over \$13.8 billion^ of assets in Australia



Minimum commitment of 4 star Green Star and NABERS in commercial property CP developments



Proven track record of successful and long-term capital partnering



Workplace & Logistics development pipeline of ~\$12.2 billion*#

Global recognition of sustainability leadership

Global Top 5 ranking on S&P Global Dow Jones Sustainability Index for 12 consecutive years

Member of
Dow Jones Sustainability Indices
Powered by the S&P Global CSA

GRESB Green Star rating for 9 years



AAA ESG Rating from MSCI for over 10 years



Employer of Choice for Gender Equality Australia's Workplace Gender Equality Agency



To find out more about Stockland, please visit our website - stockland.com.au

^Net Funds Employed (NFE). Excludes WIP and sundry properties of \$0.5bn and asset held by the Corporation Stockland Harrisdale, WA. Includes NFE of: Masterplanned Communities \$2.3bn, Land Lease Communities \$0.5bn and other assets \$0.3bn.
*Forecast end value on completion. #Includes M_Park Stage 1, owned in capital partnership with Ivanhoe Cambridge, at 100% share. Correct as at 31 December 2022. †As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

Qld Asset Manager

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