

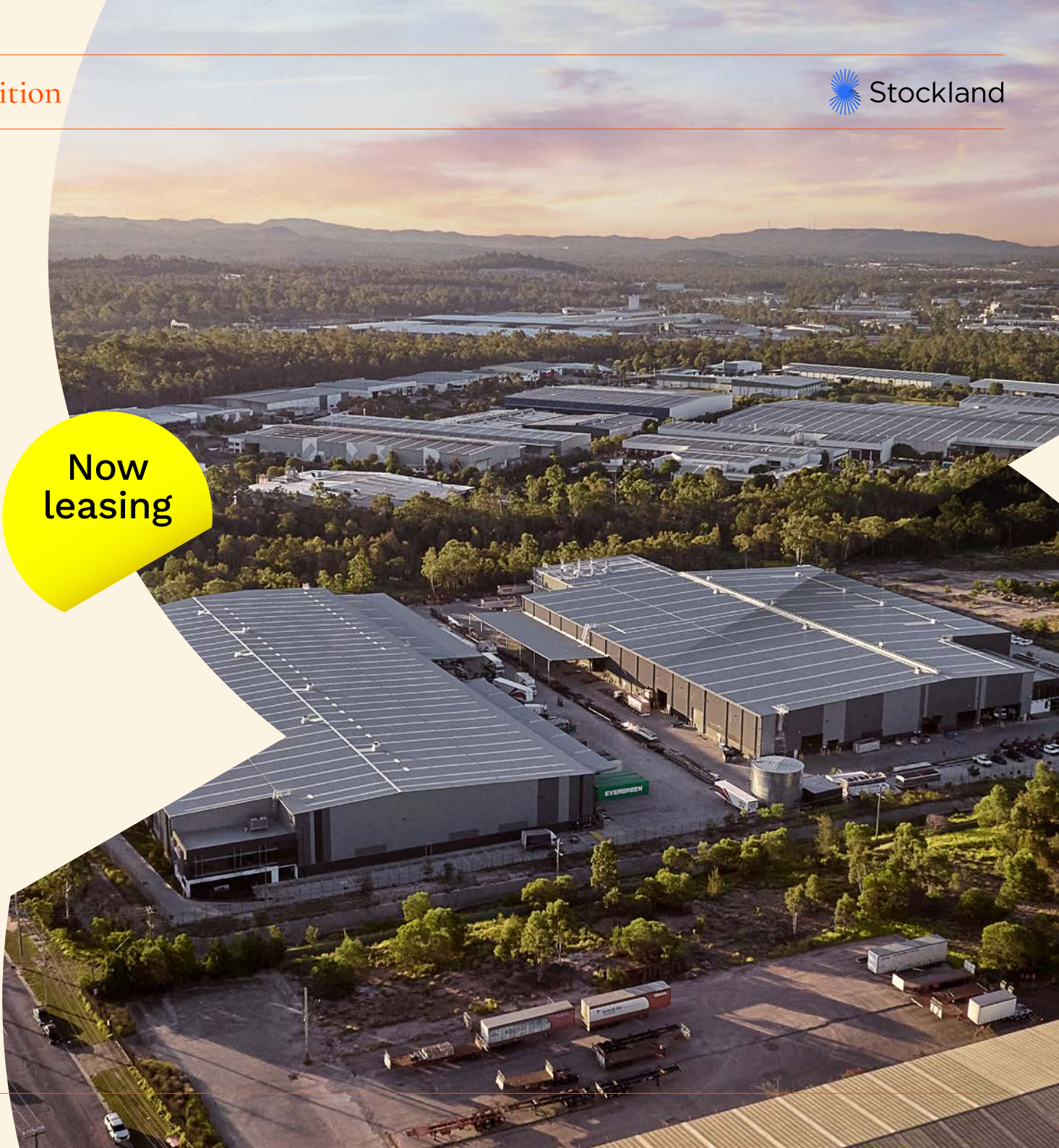
Place your business in an enviable position



Carole Park Industrial Estate

39 Silica Street
Carole Park Qld 4300

Now
leasing





Introducing Carole Park Industrial Estate

Developed in 2020, Carole Park Industrial Estate features two distinct buildings, each offering a high-clearance warehouse area and a two-level office component. Warehouse 1 is a traditional high-clearance, modern warehouse, while Warehouse 2 is designed as a manufacturing facility.

Stage 2 of the estate, currently under construction and due for completion in 2025, will see two additional warehouse spaces delivered to take the full estate area to more than 55,000sqm* of premium warehouse space.

Ideally situated within an established industrial precinct, the estate is 25km from the Brisbane CBD and is surrounded by the prominent western industrial hubs of Redbank and Richlands.

Estate highlights



Functional standalone buildings within an established estate



Minimal columns and multiple roller doors



Awnings and internal loading bays to provide flexibility in operations



10.9-13.0m[^] internal clearance, allowing for efficient pallet racking



Easy estate access via Mica Street



Fully fenced estate with base building CCTV and security patrols

Location



The Carole Park Industrial Estate is approximately 19km south-west of the Brisbane CBD. The estate enjoys excellent access to the Logan Motorway, Ipswich Motorway and Centenary Highway.

Carole Park continues to be a sought-after industrial region within the Western Corridor of Brisbane and Warehouse 1 provides one of the newest developments within the precinct.

Distance from key locations*

 Address
39 Silica St, Carole Park Qld

 Brisbane Airport
39km

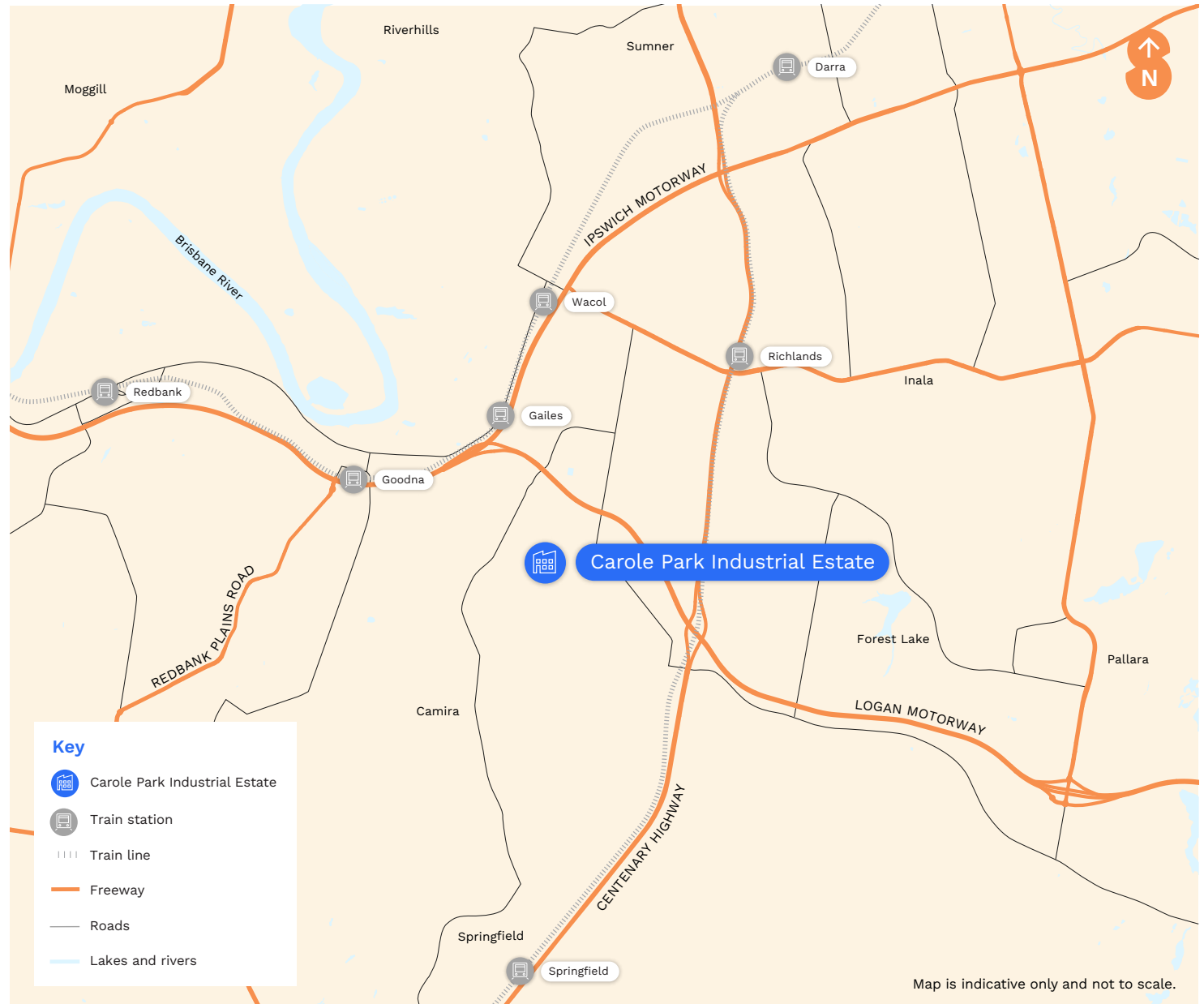
 Logan Motorway
1km

 Ipswich Highway
2.5km

 Centenary Highway
4.5km

 Port of Brisbane
51km

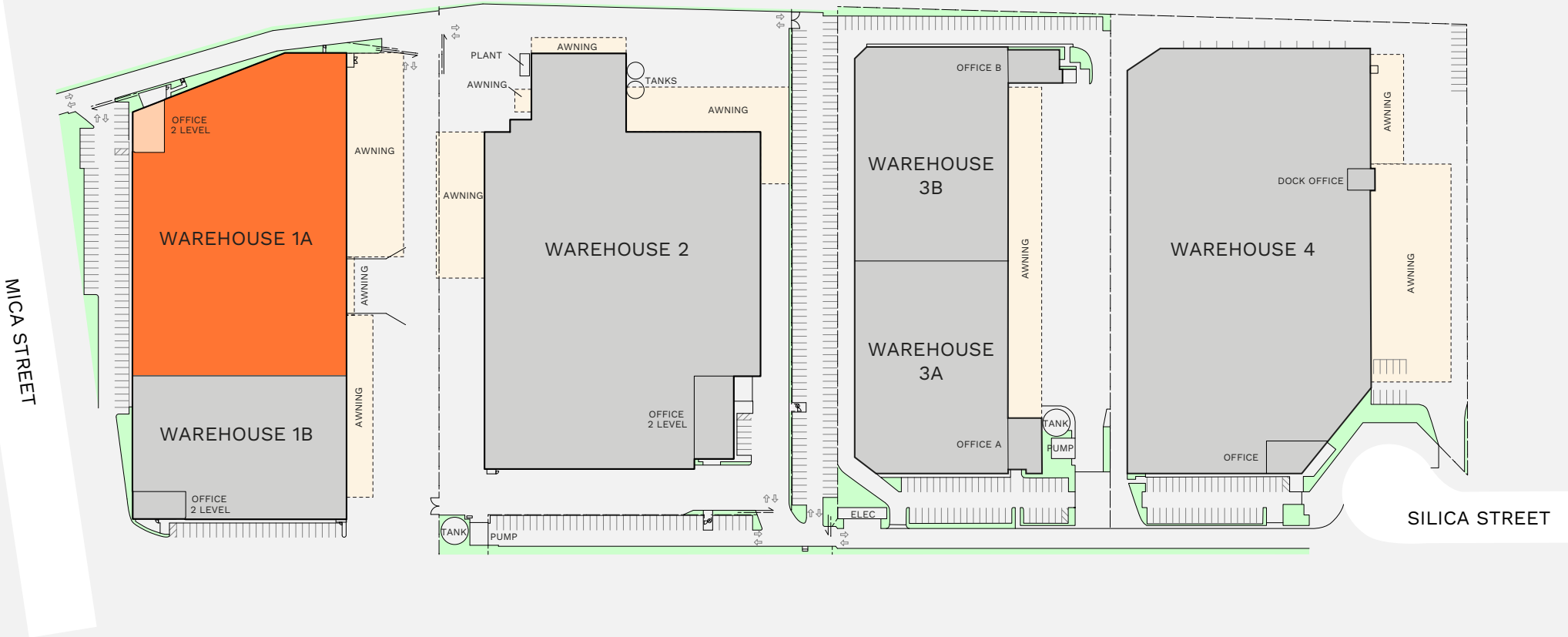
*All distances are approximately only. Source: Google Maps.



Carole Park Industrial Estate masterplan



- Key**
- Warehouse
 - Offices and amenities
 - Awning
 - Tenanted/committed warehouse or office



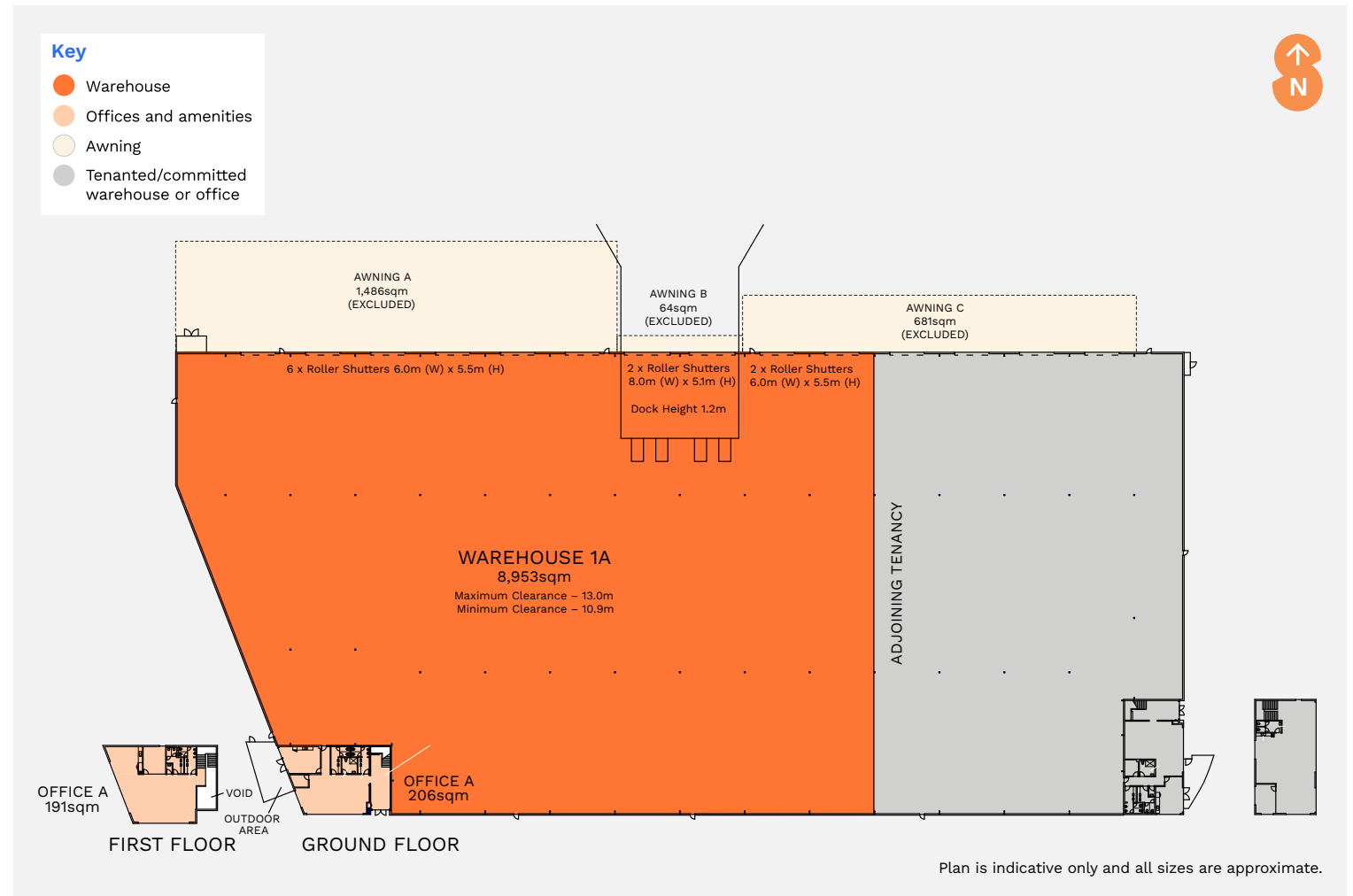
Plan is indicative only and all sizes are approximate.
*Please also note that all detail on this page is subject to relevant Stockland and Authority approvals.

Warehouse 1A



Area schedule*

Warehouse 1A	
Warehouse	8,953sqm
Office and amenities (approx.)	397sqm
Total area	9,350sqm



Building features

397sqm (approx.) office and amenities

10 on-grade RSDs

4 covered loading docks

Dedicated, covered hardstand

10.9-13.0m high warehouse clearance

LED lighting throughout

ESFR sprinkler system





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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

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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.

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