

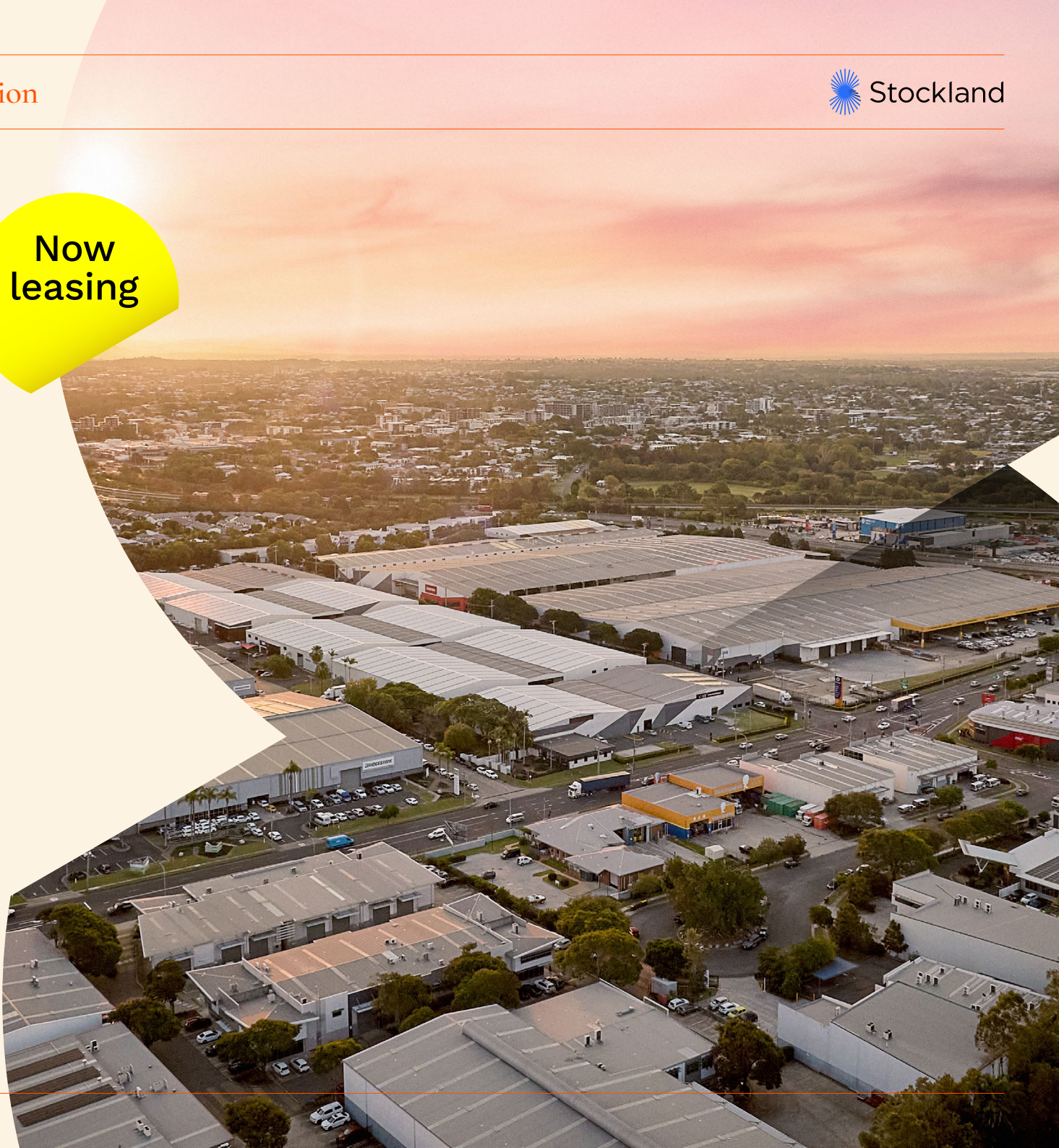
Place your business in an enviable position



Now
leasing

Hendra Industrial Estate

420-448 Nudgee Rd
Hendra Qld 4011





Introducing Hendra Industrial Estate

Hendra Industrial Estate is an expansive refurbished hub boasting over 83,000sqm* of versatile industrial space across 19 adaptable warehouses. The property offers a selection of leasing opportunities, with the flexibility to be tailored to your business needs.

Perfectly situated on Nudgee Road, Hendra Industrial Estate offers unbeatable connectivity at the East-West Arterial Road intersection. Enjoy seamless access in all directions – north, south, east, and west – and reach Brisbane Airport in just minutes. All this, just 9 kilometres from the heart of the CBD.



*Approximately.

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

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

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


Location




Hendra Industrial Estate boasts a prime location, ranking in the top tier for accessibility to key infrastructure such as Brisbane Airport, the Port of Brisbane, and the city's vibrant industrial market. Strategically positioned near major road networks and well-served by diverse public transport options, Hendra Industrial Estate is a premier hub for business connectivity and efficiency.

Distance from key locations*


 Address
420–448 Nudgee Rd, Hendra Qld


 Brisbane Airport
4.1km

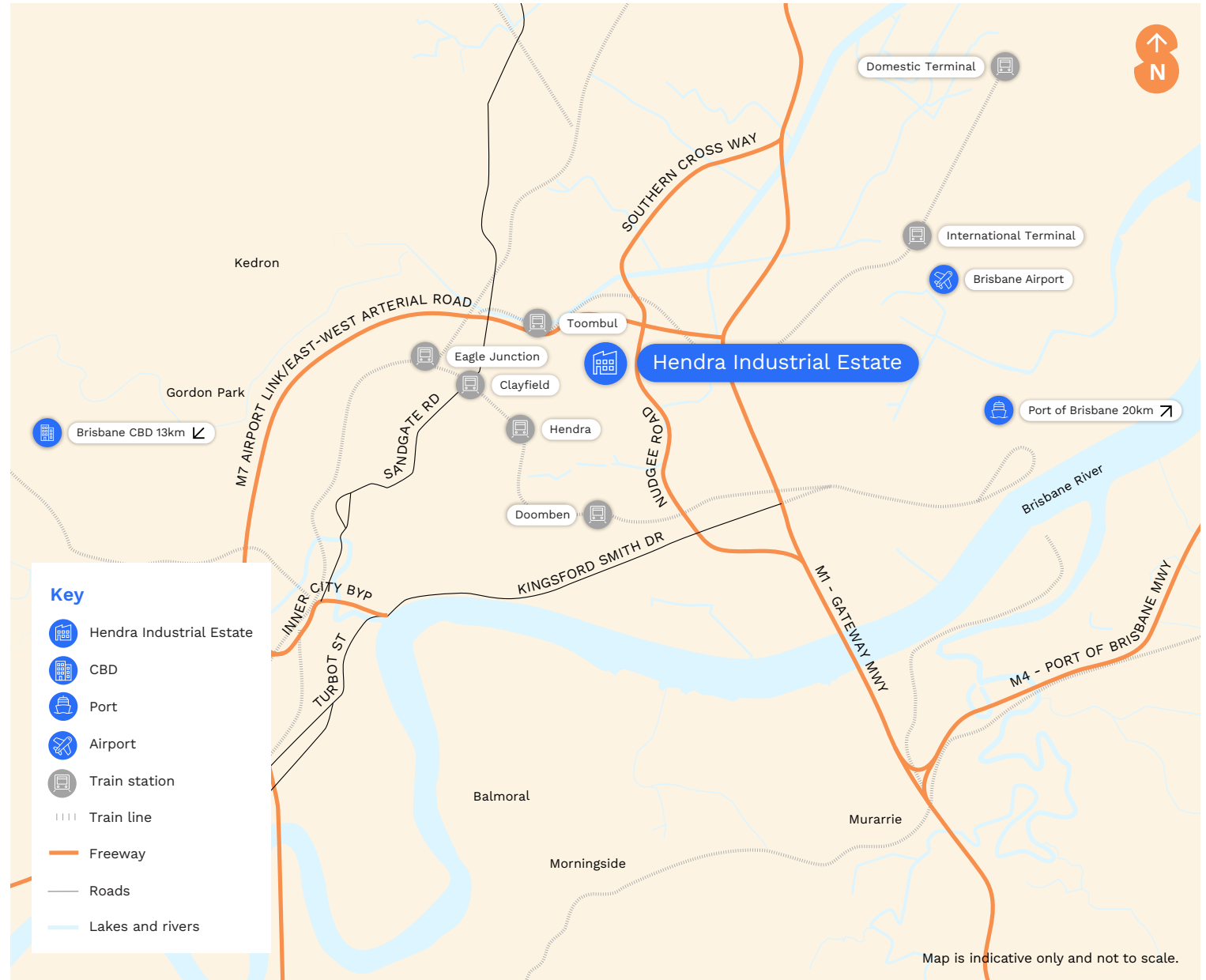
 M1 – Gateway Motorway
350m

 Port of Brisbane
19.4km

 Inner City Bypass
5.2km

 Toombul train station
2.1km

 Hendra train station
2.4km



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



Three spaces are currently available for lease, with numerous options for growth within the estate.



Warehouse 1A

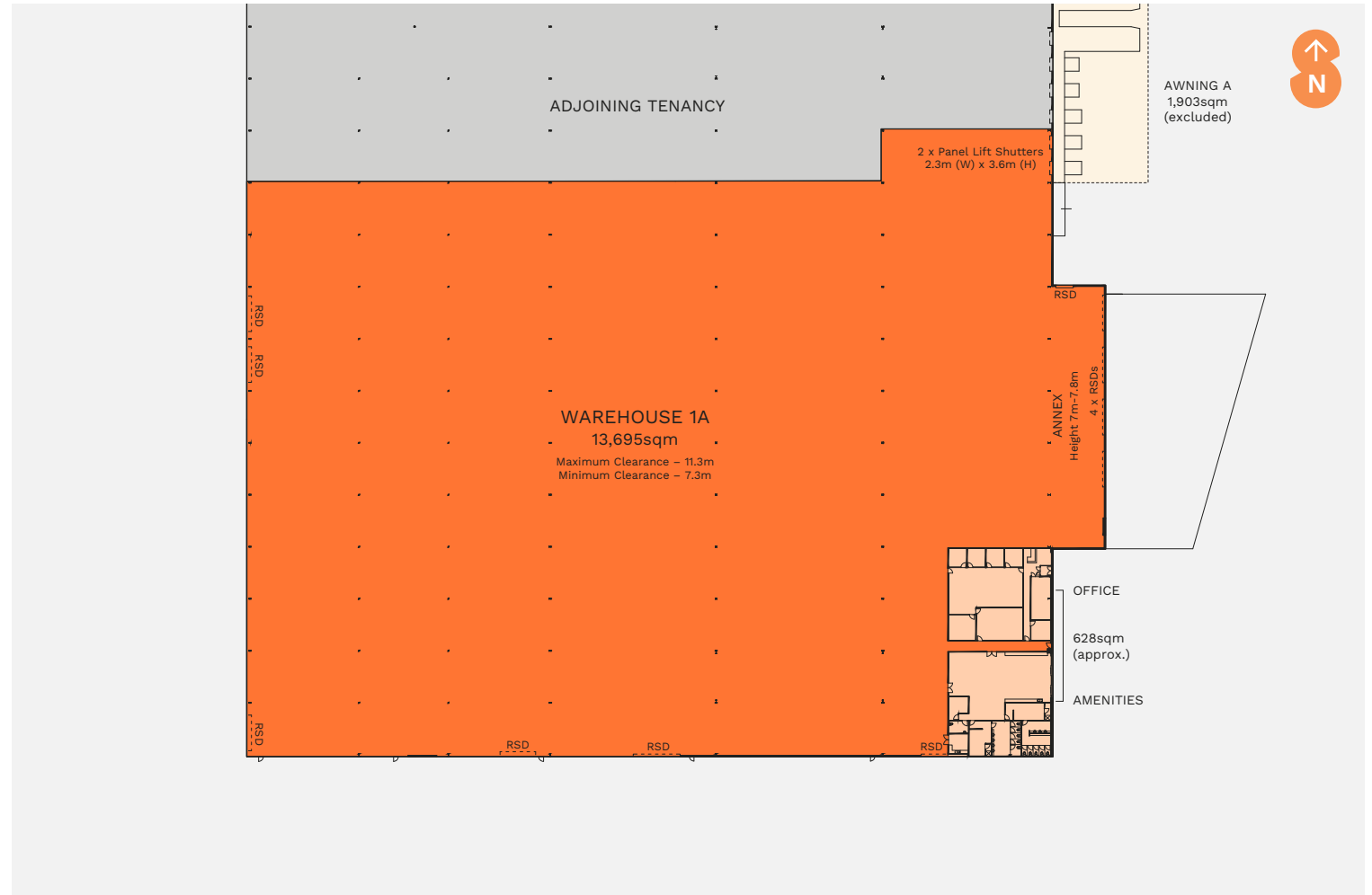


Area schedule*

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

Key

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



HEDLEY AVENUE

Plan is indicative only and all sizes are approximate.

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

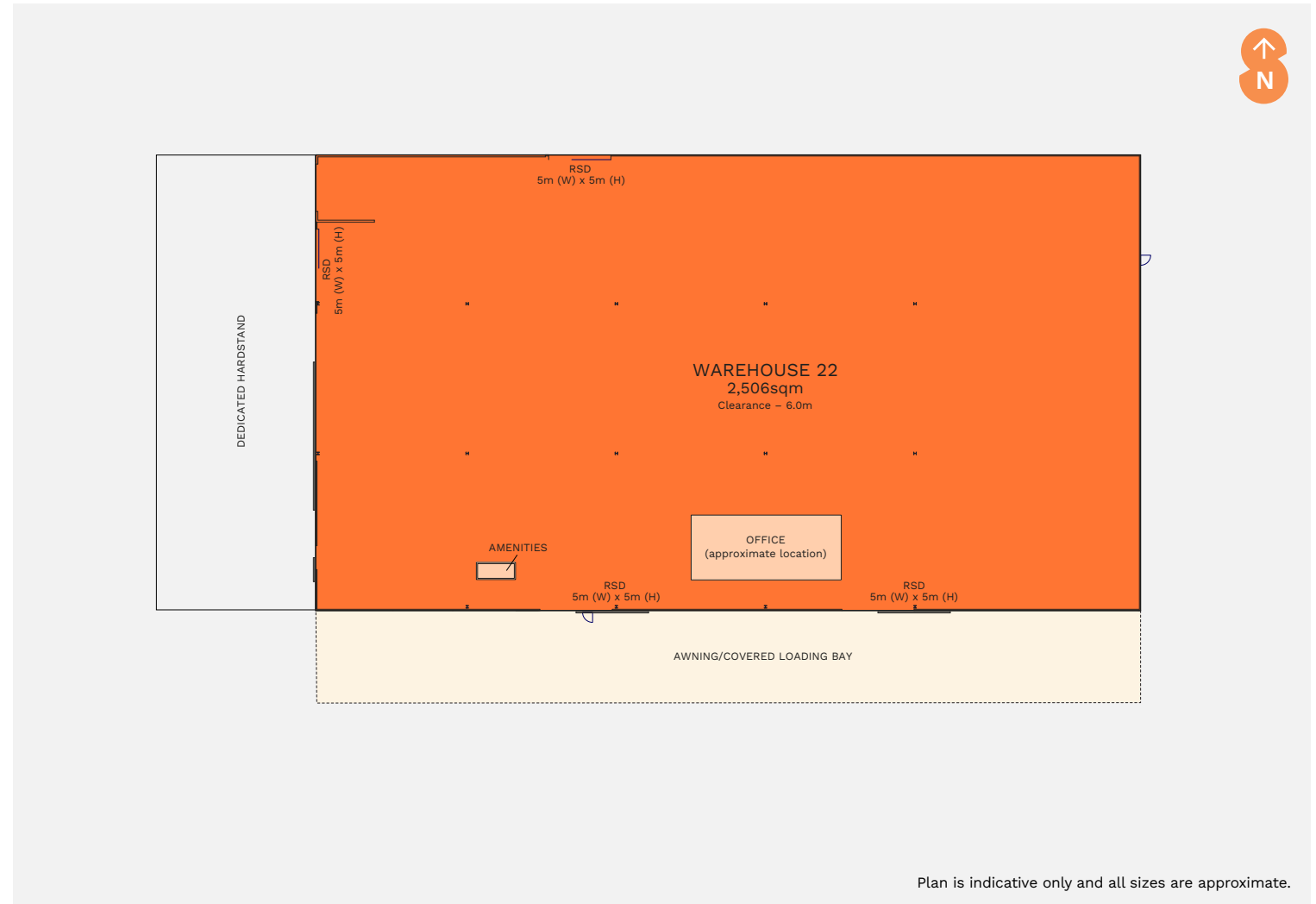


Area schedule*

Warehouse 22	
Warehouse and amenities	2,506sqm
Total area	2,506sqm

Key

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





Plan is indicative only and all sizes are approximate.

Building features


 **450sqm (approx.) hardstand and parking**

 **4 on-grade RSDs**

 **Air conditioned office**

 **Additional dedicated set-down bays**

 **LED lighting throughout**

 **Sprinkler system**

Warehouse 31A

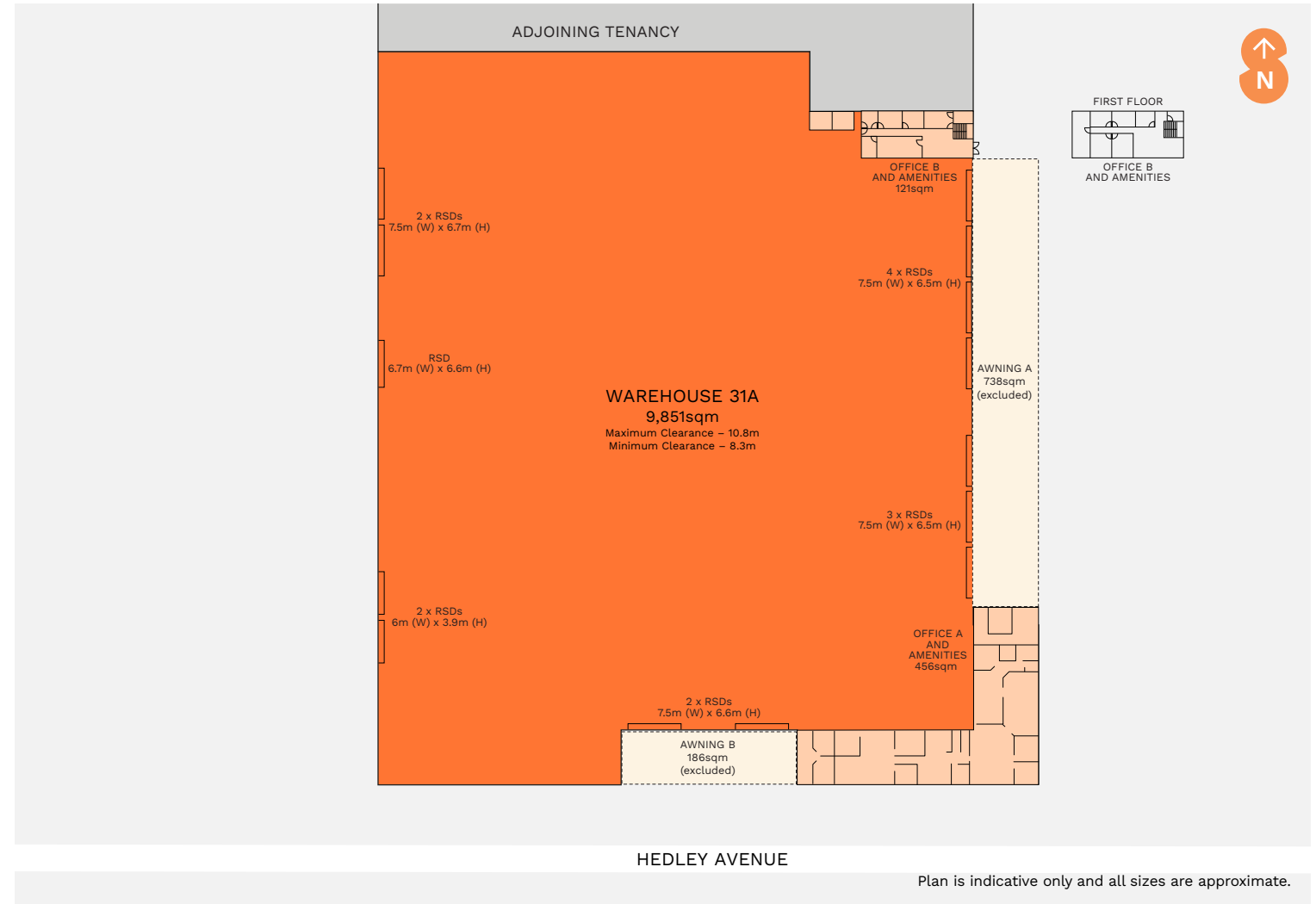


Area schedule*

Warehouse 31A	
Warehouse	9,155sqm
Office and amenities	696sqm
Total area	9,851sqm

Key

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



Building features



696sqm
office and
amenities



14
on-grade
RSDs



2-level
dock/
warehouse
office



Dedicated,
covered
hardstand



8.3–10.8m
high warehouse
clearance



LED
lighting
throughout



ESFR
sprinkler
system

Hendra Industrial Estate



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

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

Member of
Dow Jones Sustainability Indices

Powered by the S&P Global CSA



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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