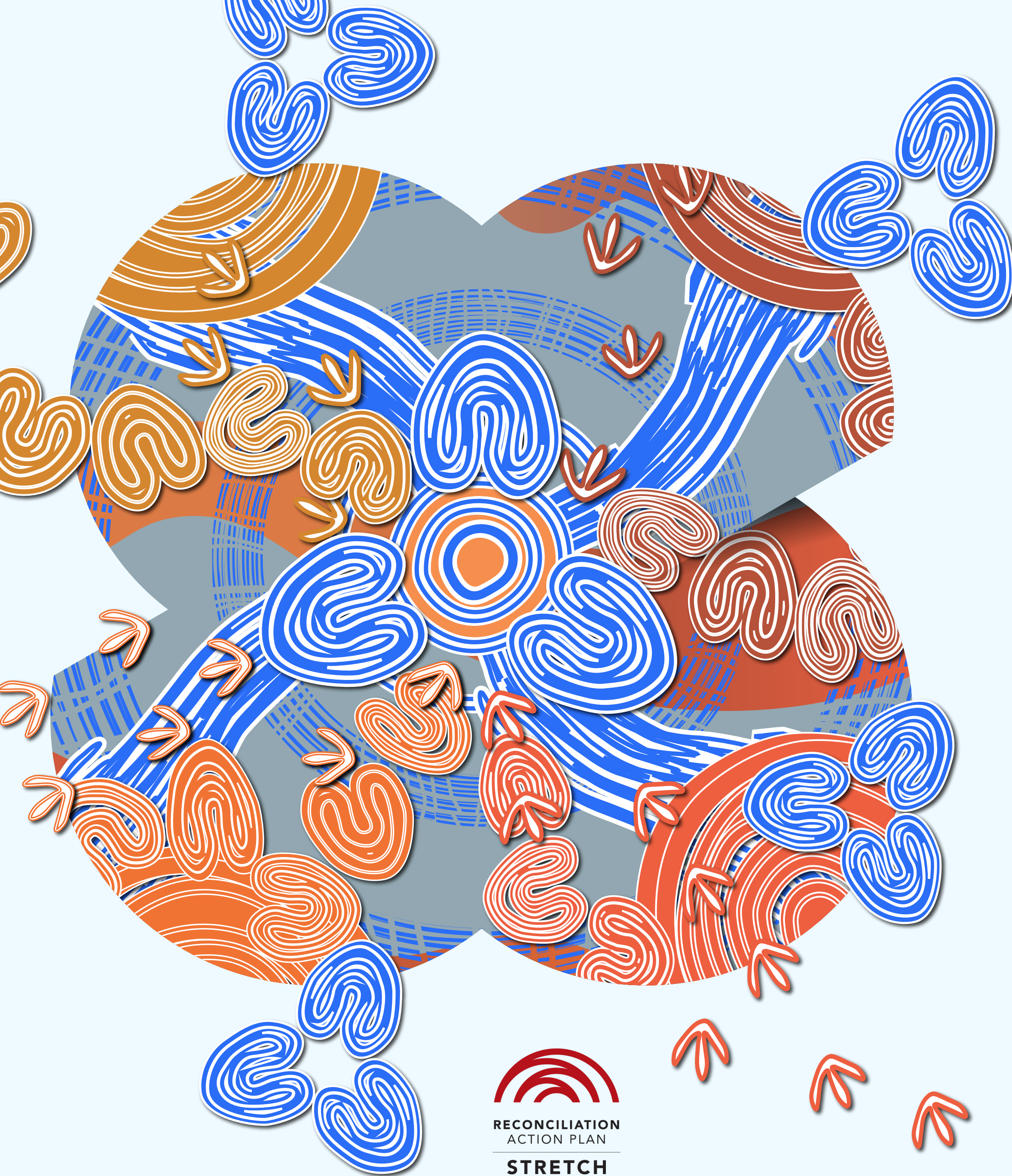


Hendra Industrial Estate



420-448 Nudgee Rd, Hendra Qld 4011



Acknowledgement of Country

Stockland acknowledges the Traditional Custodians and knowledge-holders of the lands on which we live, work and play.

We recognise the Turrbal and Jagera People and their historical ownership of this land and value their continued and inherent connection to land, sea, culture and community. We also pay our respects to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.



Welcome

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.

About us

Location

Warehouse plans

Stockland

*Approximate and subject to authority approvals.

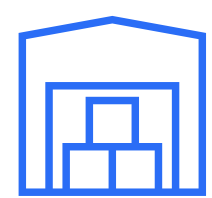


About us

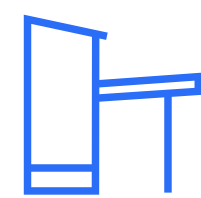
Location

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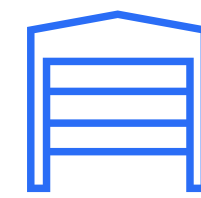
Renovated, functional stand-alone buildings



Huge awnings with scope to drive through



Easy left and right turns onto Nudgee Road via traffic lights



Minimal columns and multiple roller doors



Up to 11.3m* internal clearance allowing for efficient pallet racking



After-hours security on site

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

Strategically located

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.

350m

M1 – Gateway Motorway

2.1km

Toombul Train Station

2.4km

Hendra Train Station

4.1km

Brisbane Airport

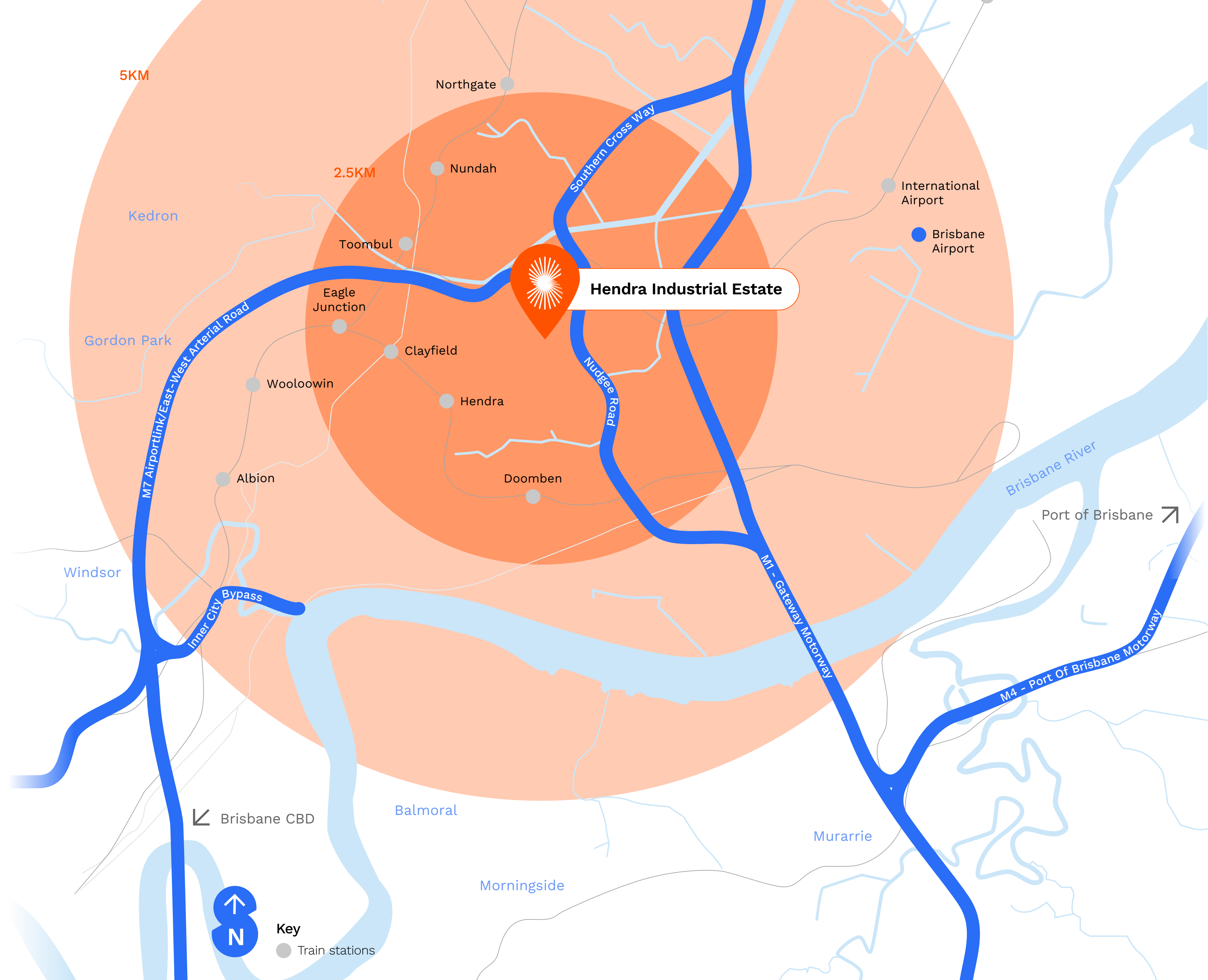
5.2km

Inner City Bypass

19.4km

Port of Brisbane

Map supplied for the purpose of providing an impression of Hendra Industrial Estate and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change and relevant authority approvals. Not to scale. Map source: Google Maps.



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31D

1A

22

[Take a virtual tour](#) →

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Estate plan



Key

- Available warehouse
- Canopy
- Tenanted/committed
- Landscaping



Warehouse 1A

Warehouse 1A provides an opportunity to lease a warehouse with a dedicated hardstand area. It is fitted with an ESFR sprinkler system and LED lighting throughout.

Warehouse area: 14,263sqm

Tenancy

Office and amenities*	628sqm
Warehouse area	13,635sqm
Total area	14,263sqm
RSD from	3.0m (W) x 4.0m (H)

Building features

2

Covered loading dock

10

On-grade RSDs

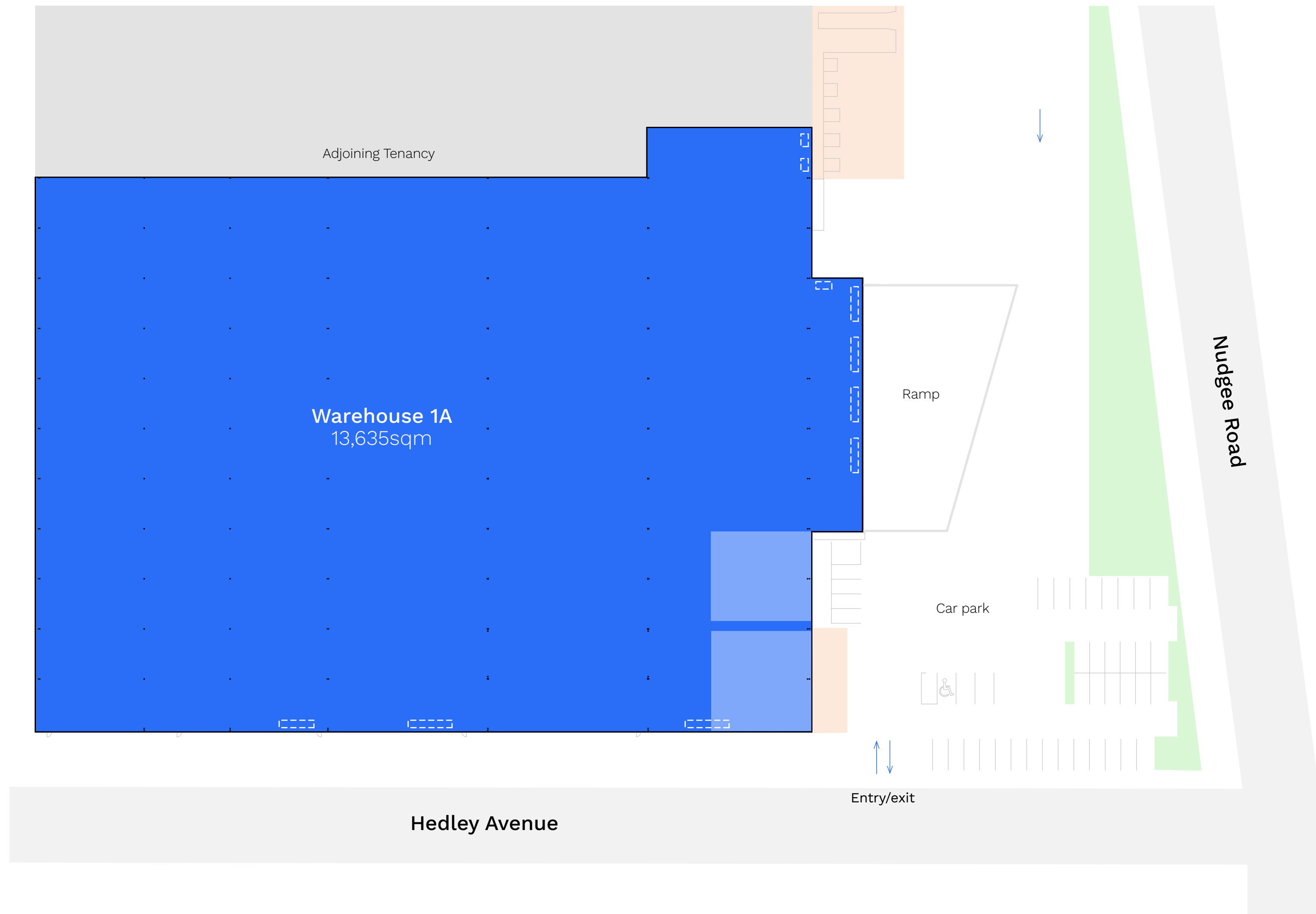
7.3m

Minimum warehouse clearance

11.3m

Maximum warehouse clearance

*Combined office and amenities area is approximate.



Key

Available warehouse Office/amenities Canopy Tenanted/committed Landscaping

Plan is indicative only and all sizes are approximate.

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Artist's impression. Proposed works, subject to change and authority approvals.



Artist's impression. Proposed works, subject to change and authority approvals.



Artist's impression. Proposed works, subject to change and authority approvals.

Warehouse 1A

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Warehouse 22

Warehouse 22 provides an opportunity to lease a warehouse with an air-conditioned office, dedicated hardstand area and covered loading bay. It is fitted with a sprinkler system and LED lighting throughout.

Warehouse area: 2,506sqm

Tenancy

Office and amenities	50sqm
Warehouse area	2,506sqm
Total area	2,506sqm
RSD from	5.0m (W) x 5.0m (H)

Building features

450sqm
Hardstand and parking

4

On-grade RSDs

6m

Clearance

Bays

Additional dedicated set-down area



Key

- Available warehouse
- Office/amenities
- Canopy
- Tenanted/committed

Plan is indicative only and all sizes are approximate.

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Warehouse 31D

Warehouse 31D provides an opportunity to lease a warehouse with hardstand area a 12m awning and two separate office areas.

Warehouse area: 7,902sqm

Tenancy

Office and amenities*	347sqm
Warehouse area	7,555sqm
Total area	7,902sqm
RSD from	5.2m (W) x 5.0m (H)

Building features

2,000sqm 4

Hardstand and parking

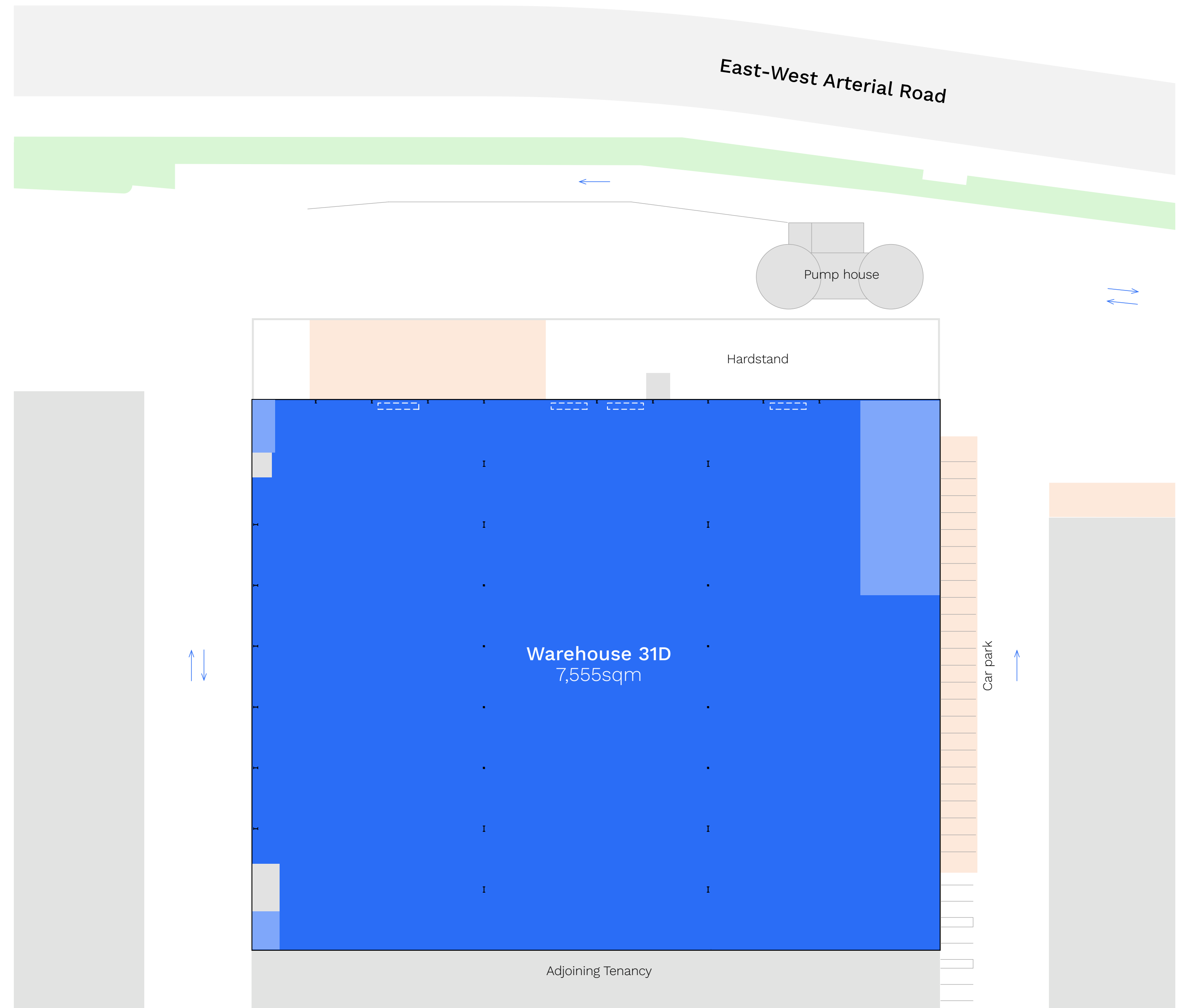
On-grade RSDs

7.8m

Minimum warehouse clearance

10.2m

Maximum warehouse clearance



Key

- Available warehouse
- Office/amenities
- Canopy
- Tenanted/committed
- Landscaping

Plan is indicative only and all sizes are approximate.

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Stockland – your partner



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



32 properties†
Our assets are strategically positioned for logistics, infrastructure, and employment, ensuring connectivity and efficiency.



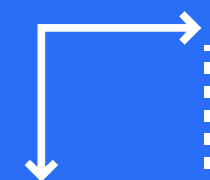
>80% customer satisfaction*
Our results reflect the exceptional service and support you can count on to help your business thrive.



98.2% occupancy^
Our high occupancy levels mean stable, well-managed spaces that offer opportunities to grow.



\$6.5bn development pipeline~
Our logistics development pipeline, fuelled by existing assets and strategic restocking, drives strong embedded value for growth.



Over 1.4m sqm GLA^^
Our logistics portfolio provides the scale and versatility you need to grow and thrive in high-demand, strategic locations.

*2024 CX Monitor, FY24 Annual Report.

~Forecast end value on completion, subject to relevant approvals, FY24 Results Presentation.

†FY24 Property Portfolio.

^By income, FY24 Property Portfolio.

^^Reflects 100% interest and excludes development and inventory land, FY24 Property Portfolio.

Employer of choice

We are recognised as a leading organisation.



WGEA Employer of Choice for Gender Equality for the 15th consecutive year.



2024 AWEI gold status employer at the LGBTQ+ Inclusion Awards.



Equileap Gender Equality Global Report 2024 – ranked within Top 100 globally.



GradConnection Top 100 Graduate Employer 2024.



4th Reconciliation Action Plan – advanced to 'Stretch'.

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Our commitment to ESG¹

Focused on innovation, scale and economically sustainable solutions.



Decarbonisation

A practical, 1.5 degree aligned² pathway to Net Zero emissions

- Develop partnerships to accelerate adoption of lower-carbon materials and building methods
- Scale our on-site renewable energy generation
- Accelerate our customers' transition to renewable energy



Circularity

Principles to make resources stay useful, longer

- Embed circularity principles throughout our portfolio and operations
- Design out waste, reduce use of virgin materials and lower our embodied and operational water and carbon impacts
- Explore development alternatives; deconstruction over demolition, disassembly for future generations



Social Impact

Enhancing our social impact by design

- Support housing affordability and pathways into a diversity of housing formats
- Purposeful investment in social impacts scaled through the CARE Foundation
- Amplify our First Nations engagement focusing on employment, procurement, and connection to Country outcomes



Resilience

Adapt and regenerate for community resilience

- Strengthen climate resilience of portfolio using detailed resilience assessment
- Enhance our approach to nature-based risks and opportunities to contribute to a nature-positive future



Social Value Target²

- Over \$1bn of social value creation by 2030



Net Zero Targets³

- Net Zero Scopes 1 & 2 in 2025
- Most material Scope 3 emissions intensity halved by 2030
- Net Zero Scopes 1, 2 & 3 by 2050

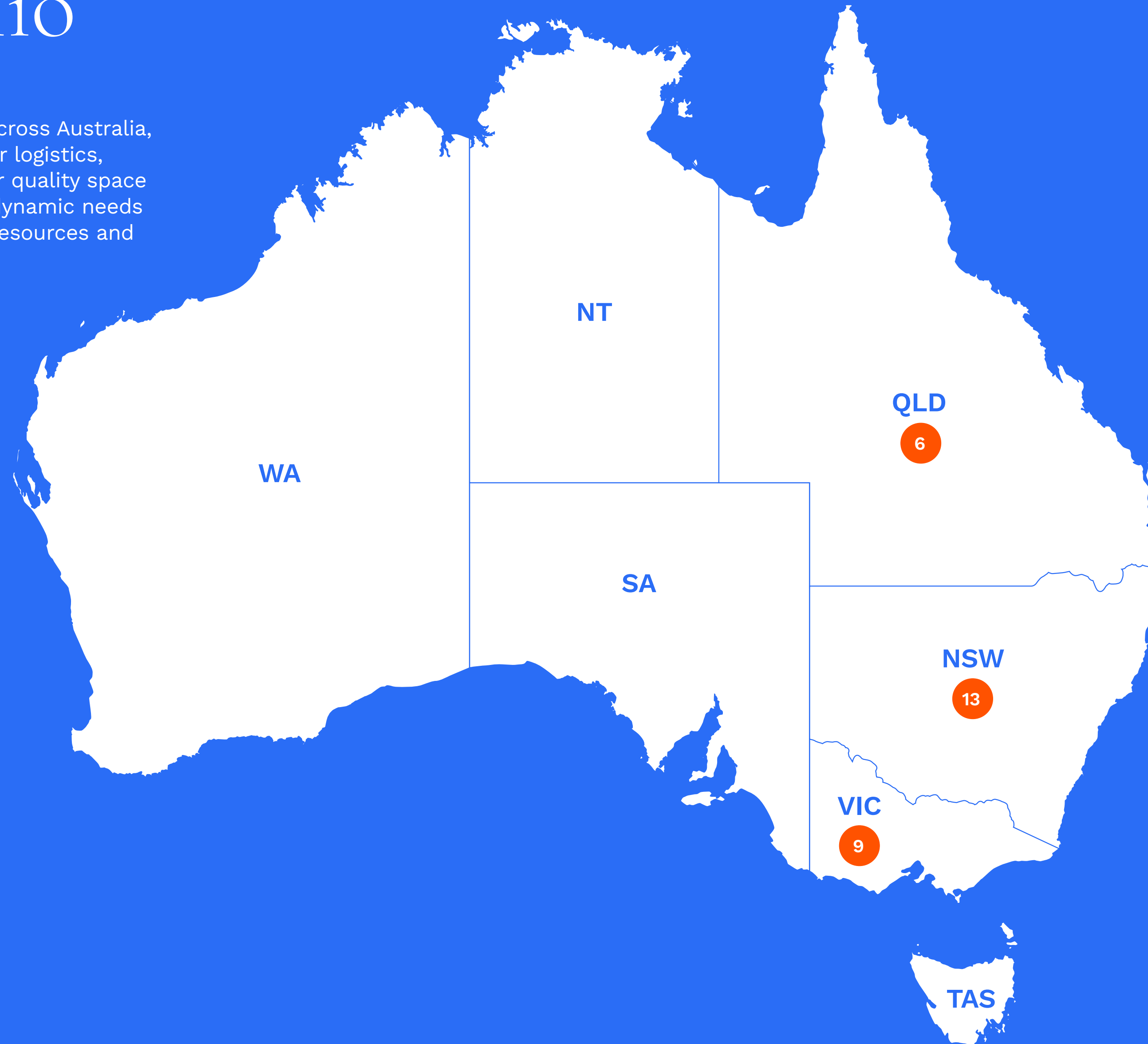
1. Roadmap for achieving our targets and the material assumptions, uncertainties and dependencies associated with those targets, are set out in Stockland's Climate Transition Action Plan (CTAP) 2023 and Stockland's FY23 Annual Report, available on our website.
2. We define social value creation as our intentional effort and investment to deliver social, economic and/or environmental benefits for our communities and broader society.
3. Stockland's emissions reduction targets have been prepared by reference to criteria set out by the Science Based Targets Initiative (SBTi). The targets have been reviewed by Ernst & Young (EY), who has provided limited assurance in relation to their alignment with the published SBTi criteria. Stockland has also submitted its targets to SBTi for validation.

[Find out more](#) →

Our portfolio

As a market leader with 28* properties across Australia, our assets are strategically positioned for logistics, infrastructure and employment. We offer quality space that enables organisations to meet the dynamic needs of their customers, while imparting the resources and advice they need to thrive.

[Discover more](#) →



Queensland

1. Hendra Industrial Estate
2. 787 Boundary Road, Richlands
3. Willawong Distribution Centre
4. Yatala Distribution Centre South
5. Carole Park Industrial Estate
6. 182-202 Bowhill Road, Willawong

New South Wales

7. Forrester Distribution Centre
8. 23 Wonderland Drive, Eastern Creek
9. Wetherill Park Distribution Centre
10. Coopers Paddock, Warwick Farm
11. Ingleburn Logistics Park
12. Gregory Hills Industrial Estate
13. Granville Industrial Estate
14. Yennora Distribution Centre
15. Smeg Distribution Centre
16. Padstow Complex
17. Leppington Business Park
18. Kemps Creek
19. 89 Quarry Road, Erskine Park

Victoria

20. Somerton Distribution Centre
21. Brooklyn Distribution Centre
22. Melbourne Business Park
23. KeyWest Distribution Centre
24. 72-76 Cherry Lane, Laverton North
25. Altona Industrial Estate
26. Oakleigh Industrial Estate
27. 20 & 42 Amherst Drive, Truganina
28. Cranbourne West Distribution Centre

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Hendra Industrial Estate

**420-448 Nudgee Rd
Hendra Qld 4011**

[Check out our website](#) →



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