

GOOD+ ACCESS

REDBANK MOTORWAY ESTATE
REDBANK, QLD

Goodman⁺



Calling logistics operators

Queensland's leading corporate business park, Redbank Motorway Estate offers a remarkable opportunity in an unparalleled location.

The landmark estate is strategically situated adjacent to the Ipswich Motorway with direct connections to Brisbane's key motorway networks.

The estate benefits from significant expenditure on infrastructure upgrades to ensure better connections, decreased travel time and allows for A-double and B-double vehicle access.

Goodman is offering flexible pre-lease, turnkey or land sale opportunities for leading multi-national logistics, retail, online and consumer service providers.



A REMARKABLE OPPORTUNITY
IN AN UNPARALLELED LOCATION



Artist's impression – Coles, Redbank Motorway Estate

Partnering with Goodman

Goodman has a dedicated team of property professionals who manage the development process from concept to completion.

The operational structure allows for the management of all key activities to be undertaken by in-house resources, providing us with the maximum control of the development process. This ensures projects are delivered on-time and to budget.

REDBANK MOTORWAY ESTATE PRESENTS THE OPPORTUNITY TO PARTNER WITH SOME OF AUSTRALIA'S LEADING CORPORATIONS, INCLUDING:



Australia Post

Australia Post has relocated to Redbank into a new purpose-built 49,000 sqm facility which will be their largest parcel and distribution centre in Australia. Significant expenditure on the latest automation and robotics will see Australia Post able to sort up to 35,000 parcels per hour, delivering more efficiently and faster to consumers.



TNT-Fedex

The world's largest air express network and fourth largest logistics company, TNT-Fedex relocated their 28,000 sqm regional head office and distribution centre to Redbank. Their fully automated warehouse is capable of sorting up to 15,000 parcels per hour.



DB Schenker

A global leader in supply chain management and logistics solutions, DB Schenker relocated from Brisbane Airport to their new 36,000 sqm Queensland distribution centre.



Coles

Coles is relocating to a 66,000 sqm state-of-the-art automated facility at Redbank Motorway Estate as part of their supply chain modernisation strategy.

NORTHLINE, ZENEXUS AND TYRES4U ALL OPERATE THEIR NEW QUEENSLAND DISTRIBUTION FACILITIES FROM REDBANK MOTORWAY ESTATE.

A clever move

The Ipswich Motorway is located within one kilometre and the Logan Motorway Interchange is less than five kilometres from the estate. The recently upgraded Ipswich Motorway provides direct toll free access via an A-double (two 40 foot containers on one vehicle) and B-double approved link road.

USERS BENEFIT FROM A-DOUBLE AND B-DOUBLE ACCESS TO BRISBANE'S MOTORWAY NETWORK



CENTRALLY CONNECTED



1.5KM
to Redbank
train station



2KM
to Redbank
Plaza



1KM
to Ipswich
Motorway



28KM
to Brisbane
CBD

Infrastructure

The Ipswich Motorway link road including access bridge have been completed. Construction of stage one internal/external roadways, associated services and bulk earthworks have also been completed.

Zoning

Regional Business and Industry (low and medium impact) zoning permits a wide array of industrial uses, and can accommodate 24 hour, 7 days a week use (subject to council approval).

Note: Coles, DB Schenker, TNT, Tyres4U, Zenexus, Northline and Australia Post are all approved for 24 hour, 7 days a week operations.



**AN OUTSTANDING OPPORTUNITY
TO BE PART OF THIS EMERGING
INDUSTRIAL ESTATE**



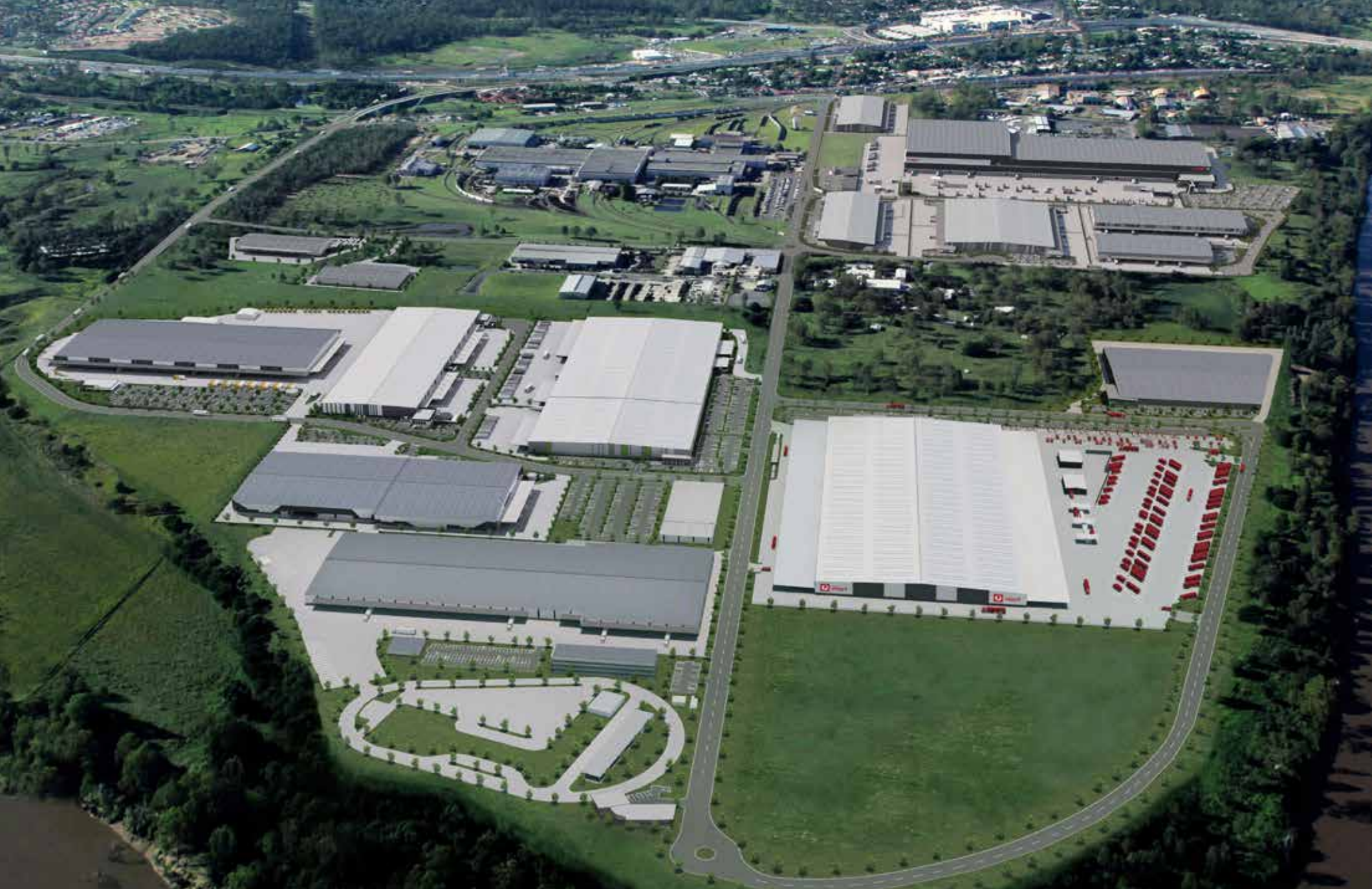
620,000 SQM
of building
development







Artist's perspective







1KM
Ipswich
Motorway

ROAD

The estate is strategically positioned on the national road network, with connections to the Ipswich (1km from the Estate) and Logan Motorways, Cunningham/Warrego Highways and the Centenary, Gateway and M1 Motorways.

TRAIN

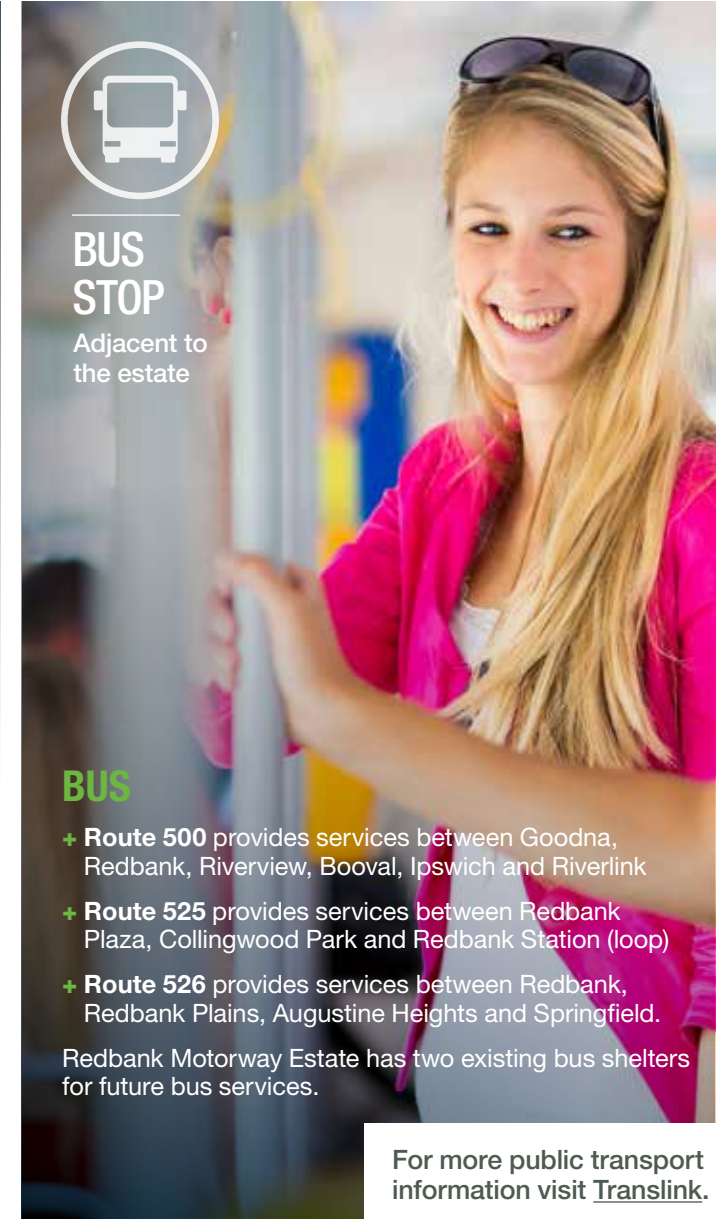
Redbank train station has regular services arriving and departing approximately every 6 minutes in peak hour to Brisbane City, surrounding suburbs and beyond. Services include:


- + **Rosewood train** – Caboolture to Rosewood via Brisbane City
- + **Caboolture train** – Ipswich via Brisbane City
- + **Ipswich train** – Caboolture via Brisbane City to Ipswich
- + **Nambour train** – Nambour via Brisbane City to Ipswich
- + **Doomben train** – Ipswich via Brisbane City
- + **Redcliffe Peninsula train** – Ipswich via Brisbane City
- + **Springfield Central** is also easily accessible on the Caboolture line via Darra station to the Springfield line.



**TRAIN
STATION**

Adjacent to the estate





**BUS
STOP**

Adjacent to the estate

BUS

- + **Route 500** provides services between Goodna, Redbank, Riverview, Booval, Ipswich and Riverlink
- + **Route 525** provides services between Redbank Plaza, Collingwood Park and Redbank Station (loop)
- + **Route 526** provides services between Redbank, Redbank Plains, Augustine Heights and Springfield.

Redbank Motorway Estate has two existing bus shelters for future bus services.

For more public transport information visit [Translink](https://www.translink.com.au).

REDBANK MOTORWAY ESTATE IS IDEALLY LOCATED IN THE THRIVING SOUTH EAST LOCATION OF IPSWICH, BENEFITING FROM EXCELLENT ROAD, RAIL AND PUBLIC TRANSPORT CONNECTIVITY



FITNESS

- + **Freedom Health and Fitness** – 9/59 Brisbane Road, Redbank
- + **Just Sports n’ Fitness** – 1 Chalk Street, Redbank
- + **Anytime Fitness** – Intersection of Jones & Redbank Plains Road, Redbank Plains



SHOPPING

- + **Redbank Plaza** – (Kmart, Big W, Optus, Vodafone, Australia Post, Aldi) 1 Collingwood Drive, Redbank
- + **Town Square Redbank Plains Shopping Centre** – (Woolworths, Aldi, Target, Australia Post, DAISO) 357/403 Redbank Plains Road, Redbank Plains
- + **Orion Springfield Central** – (Event Cinema, JB HI-FI, Coles, Aldi, NAB, CBA, ANZ, Westpac, Suncorp) 1 Main Street, Springfield

FOOD+HOTELS

- + **McDonald’s** – Shop 219 Level 2, Redbank Plaza
- + **KFC** – 1 Collingwood Drive, Redbank
- + **Boost Juice** – Shop K2.5 Level 2, Redbank Plaza
- + **Coffee Club** – Shop K12 Level 2, Redbank Plaza
- + **Nando’s** – 357/381 Redbank Plains Road, Redbank Plains
- + **Subway** – 494 Redbank Plains Road, Redbank Plains
- + **Sushi 79** – 357/381 Redbank Plains Road, Redbank Plains
- + **Pho Express** – 357/381 Redbank Plains Road, Redbank Plains
- + **Food Industry Café** – 59 Brisbane Road, Redbank
- + **The Commercial Hotel** – 72 Brisbane Road, Redbank
- + **Kerwick Hotel** – 1 Kerwick Street, Redbank



ON-SITE CAFÉ

Cafbar operates Monday to Friday at the estate and provides a great range of food and coffee.



CHILDCARE

Redbank

- + **Montessori Pathways** – 47-49 Brisbane Road, Redbank
- + **Rising Stars** – 11 Collingwood Drive, Redbank
- + **Goodstart Early Learning** – 112-114 Eagle Street, Redbank Plains

Springfield

- + **The Lakes Early Learning & Child Care Centre** – 3 Spring Avenue, Springfield Lakes
- + **Kindy Patch** – 37 Sinnathamby Boulevard, Springfield
- + **Guardian Early Learning Centre** – 51 Barry Alexander Drive, Springfield

Why Redbank Motorway Estate?

Over \$6.5 billion of motorway upgrades have been completed in the last 10 years making Redbank connected like no other location in Queensland.

Motorways

- + The \$5.05 billion Ipswich Motorway (1 kilometre from Redbank Motorway Estate) and Centenary Motorway upgrades providing access to the Brisbane CBD (toll free via the Ipswich motorway) and Brisbane's Northern suburbs
- + \$1.50 billion Legacy Way tunnel linking with the Centenary Motorway, providing further direct access to Brisbane Airport and the Brisbane northern metropolitan area.

Existing customers at the Estate

TNT- FedEx

- + Selected Redbank as the preferred location for its regional headquarters and Queensland parcel distribution centre due to its outstanding transport links
- + Fully automated sortation system capable of sorting 15,000 parcels per hour.

DB Schenker

- + 1 hour saving on overnight Sydney to Brisbane shuttle compared to their previous Brisbane Airport location
- + Receives over 5,000 containers (TEU's) per annum using A-double (2x 40ft containers one the one vehicle) vehicles providing significant transport savings on container movements to and from the Port
- + Procurement to all Queensland and Northern NSW Officeworks stores.

Officeworks (via DB Schenker)

- + Order any one of 17,000 products stored at Redbank before 11.30am and have them picked, packed and delivered, same day, anywhere in the Brisbane Metro or Gold Coast areas.



Modern space

- + Pre-lease and turn key development opportunities from 6,000–70,000 sqm
- + Land for sale from 15,000 sqm
- + Buildings may be delivered within 12 months
- + Land and buildings designed to specific user requirements
- + NBN, Telstra and Optus fibre services available to the estate
- + Fully serviced and benched industrial land ready for building construction (subject to council approvals).

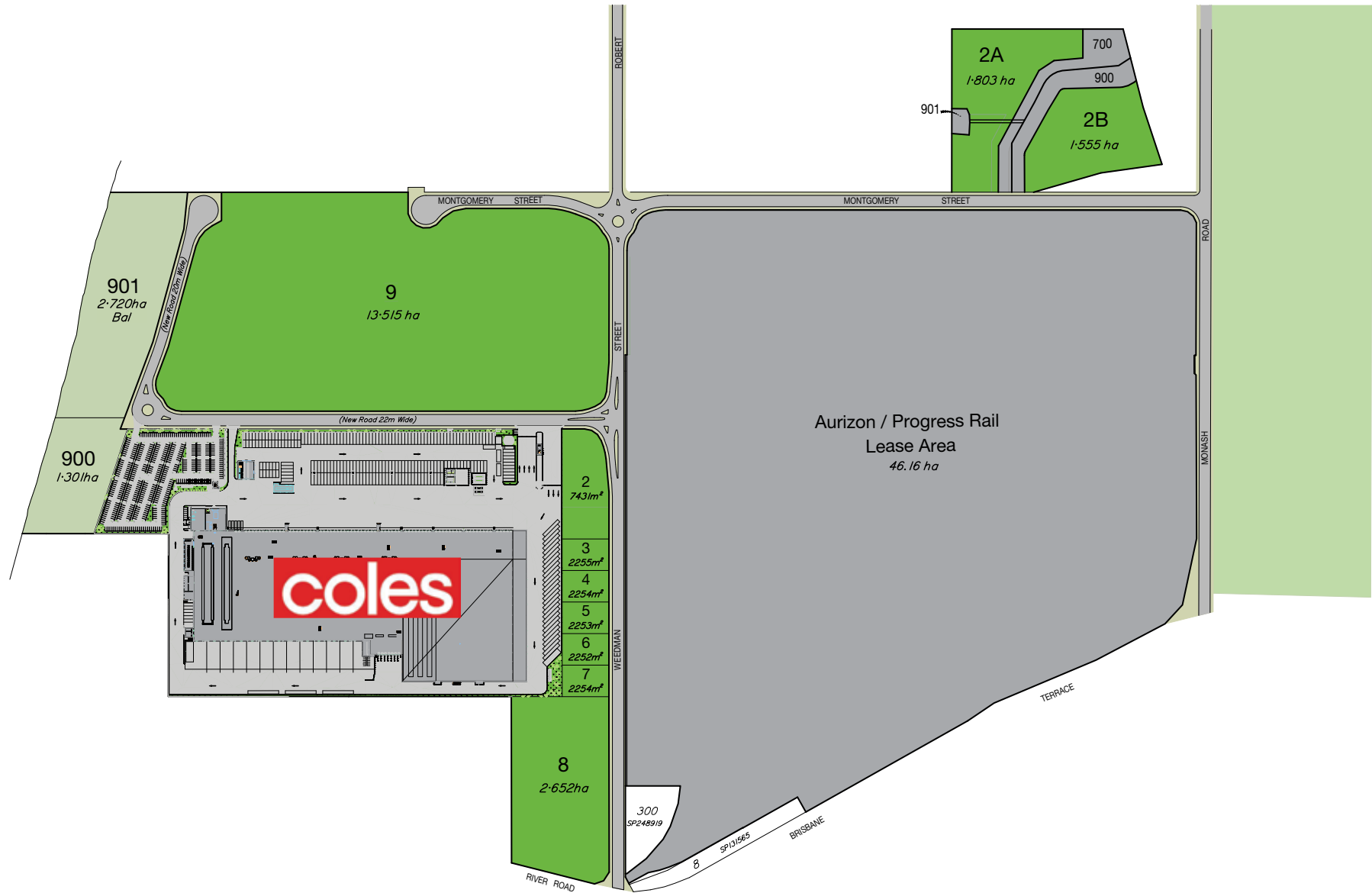


**JOIN AUSTRALIA
POST, COLES,
DB SCHENKER,
NORTHLINE, TNT,
AND TYRES4U
AT THIS LEADING
INDUSTRIAL ESTATE**



**BUILDINGS MAY
BE ADAPTED
TO SUIT YOUR
SPECIFIC
REQUIREMENTS**







**TNT'S NEW FACILITY INCORPORATES
AN AUTOMATED SORTING SYSTEM
WITH THE CAPACITY TO MOVE UP
TO 15,000 PARCELS AN HOUR**



SAFETY AT WORK

Goodman has a global platform informing our safety policy. Our approach is well considered and based on an evolving set of design principals established from years of experience and leveraging industry wide lessons learned.





Safety in Design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in Construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Routine safety audits.

Safety in Occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent property management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.



OWN+DEVELOP+MANAGE

With total assets of A\$46.2 billion and 383 properties under management, Goodman is one of the largest listed industrial property groups in the world. We are building value in property and fund management with innovative new developments, business models and investment offerings.

Our integrated **own+develop+manage** customer service offering is at the heart of everything we do. This approach allows us to build a comprehensive understanding of customer needs, resulting in long-term relationships, superior investment returns and developments that meet organisations' individual requirements.

With approximately 1,000 professionals working in 29 offices across 17 countries, Goodman has the global reach to meet our customers' changing needs.

**GOODMAN IS
ONE OF THE
LARGEST LISTED
INDUSTRIAL
PROPERTY
GROUPS
GLOBALLY**

We invest in business parks, office parks, industrial estates, warehouses and distribution centres. We offer a range of listed and unlisted property funds, giving investors access to our specialist services and property.

\$46.2bn

total assets under management

1,600+

business space customer base (approx.)

18.3m

sqm of business space under management

383

business space properties under management

17

total number of countries operating in

\$4.1bn

development work in progress

1,000+

dedicated property professionals (approx.)

29

offices worldwide

ESD initiatives

Environmental sustainability is an important consideration for Goodman and our customers.

In Australia Goodman has successfully delivered a number of innovative developments that incorporate Ecologically Sustainable Design (ESD) initiatives. Goodman is the platinum sponsor of the Green Star Industrial Pilot tool.

At Goodman we work closely with customers to integrate ESD principles into our developments. The following initiatives will be incorporated within the development.

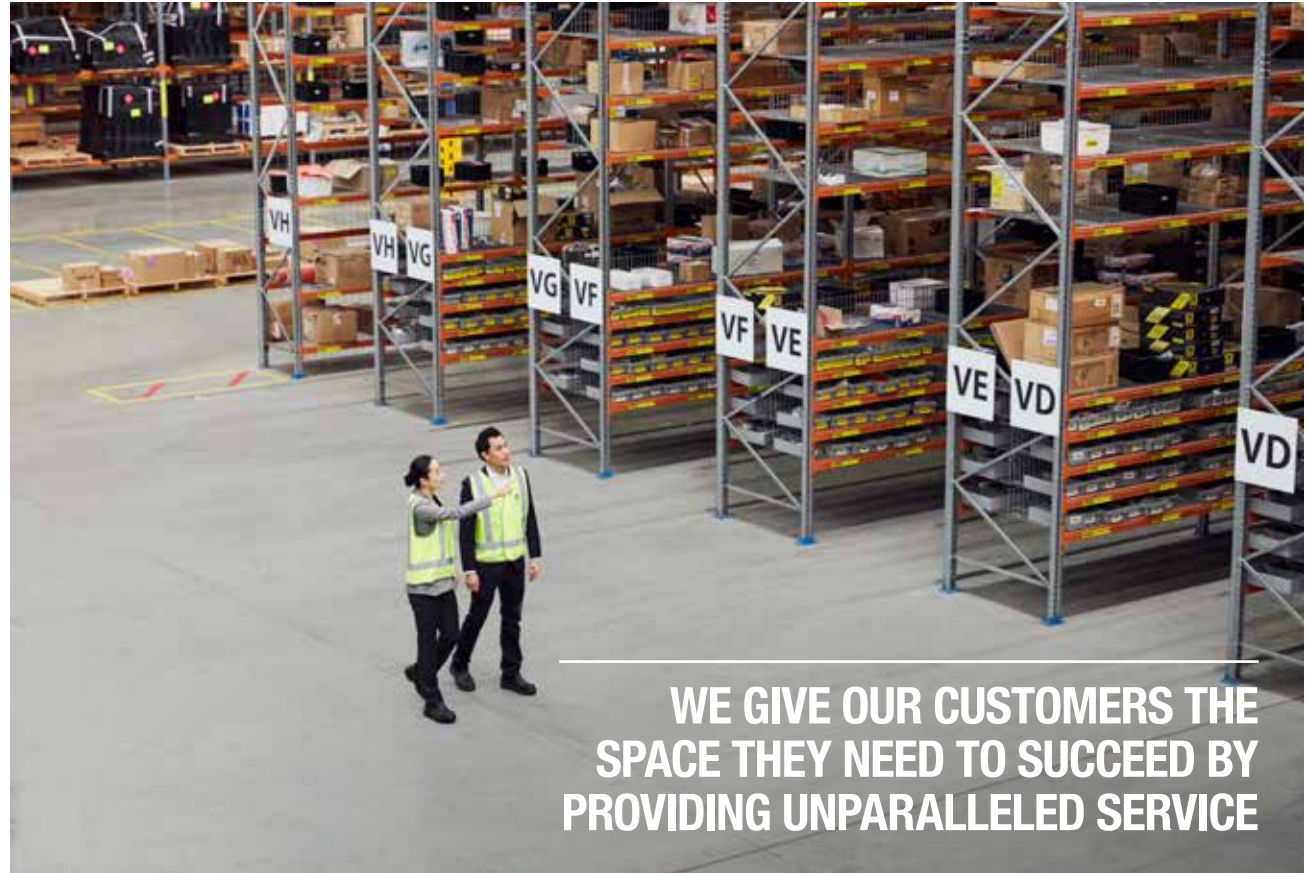
- + Implementation of rainwater harvesting (rainwater tanks) for re-use
- + LED lighting to the warehouse with zoned PE sensors
- + Movement sensor lighting in the office areas
- + Translucent sheeting to enhance natural light without increased heat load
- + Native plants and drip irrigation landscaping
- + Solar heated hot water
- + Test fire water re-use.

AT GOODMAN WE
WORK CLOSELY
WITH CUSTOMERS
TO INTEGRATE
ESD PRINCIPLES
INTO OUR
DEVELOPMENTS



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.





Contact

Daniel Brekan

General Manager Queensland

T 07 3040 3302

M 0414 787 072

daniel.brekan@goodman.com

Renee Wetton

Portfolio Manager

T 07 3040 3308

M 0404 587 955

renee.wetton@goodman.com

Goodman

Level 15

111 Eagle Street

Brisbane, QLD 4000

T 07 3040 3300

goodman.com/au



This document has been prepared by Goodman Property Services (Aust) Pty Ltd ABN 40 088 981 793 for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. You should obtain your own independent advice before making any decisions about the property referred to in this document. Images contained in this document have been used to enable the customer to visualise the development concepts only, and are not intended to definitively represent the final product. November 2019