

Making space for greatness



Space for:

agile operations

REDBANK MOTORWAY ESTATE
REDBANK, QLD

Opportunity

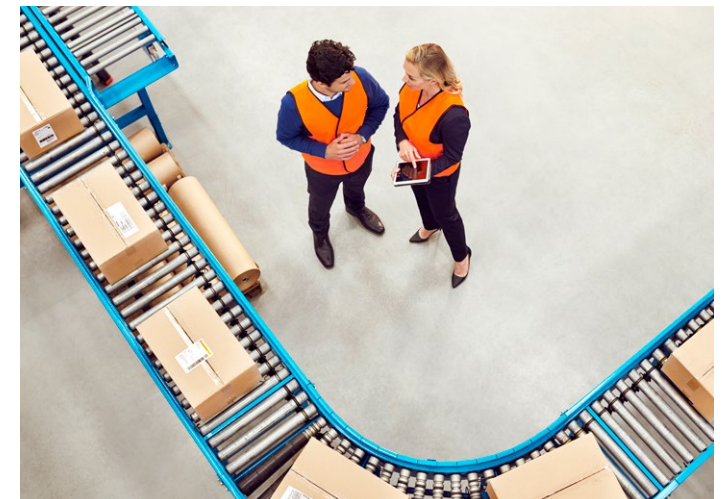
Queensland's leading corporate business park, Redbank Motorway Estate offers a remarkable opportunity in an unparalleled location.

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.

Flexible pre-lease, turnkey or land sale opportunities available.





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

A-double vehicles permit the transportation of 2 x 40 foot containers on one truck, allowing you to move larger loads using fewer trucks.

As an A-double and B-double approved estate, businesses relocating to Redbank Motorway Estate can enjoy a range of additional cost savings that A-double access can bring to your bottom line.

With A-doubles you can save on fuel, drivers, insurance, reduce carbon footprint and maintenance costs.



REDBANK MOTORWAY ESTATE



SOME ESTATES



MAJORITY OF ESTATES



Save up to 50% on your transport costs* at Redbank Motorway Estate with A-double approved access.

* Indicative transport cost savings. All parties should rely on their own investigation and assessments.

CENTRALLY CONNECTED



1.5KM
to Redbank train station



2KM
to Redbank Plaza



1KM
to Ipswich Motorway



28KM
to Brisbane CBD

Opportunity

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).

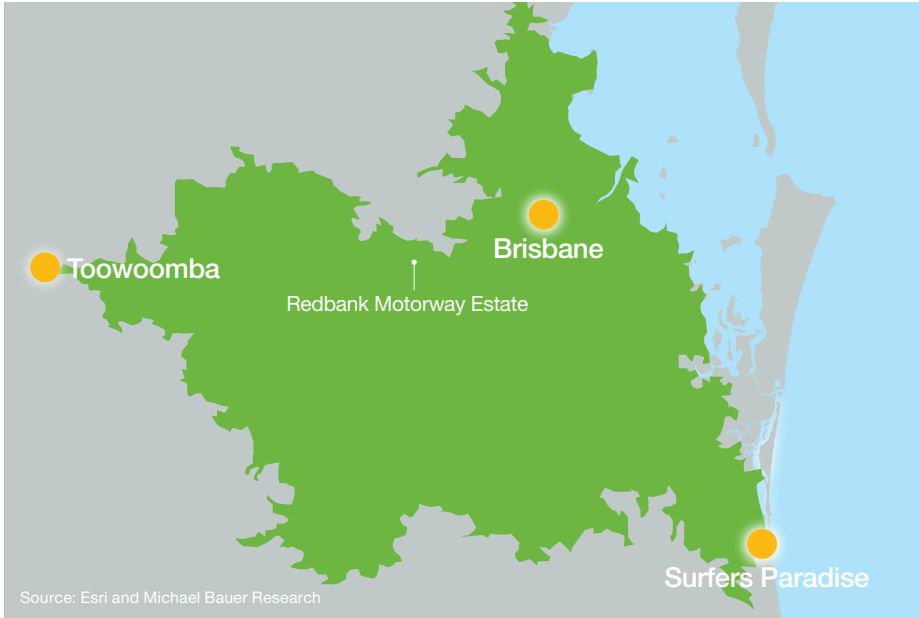
Note: Coles, DB Schenker, TNT, Tyres4U, Zenexus, Northline and Australia Post are all approved for 24 hour, 7 days a week operations.



AN OUTSTANDING OPPORTUNITY TO BE PART OF THIS EMERGING INDUSTRIAL ESTATE



KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME



2.7m

TOTAL POPULATION



1.1m

TOTAL HOUSEHOLDS



2.51 people

AVERAGE HOUSEHOLD SIZE



\$45,218

PURCHASING POWER (PER CAPITA)



\$120.9bn

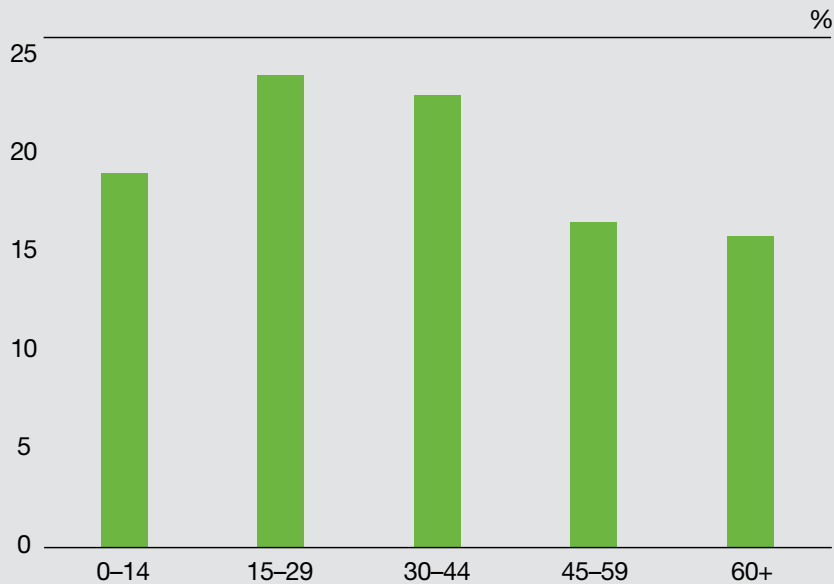
TOTAL PURCHASING POWER



100.5

PURCHASING POWER INDEX

POPULATION BY AGE



TOTAL SPEND ON:



\$620.1m

FOOTWEAR



\$3.0bn

CLOTHING



\$10.3bn

FOOD + BEVERAGE



\$1.8bn

ELECTRONICS + IT



\$2.2bn

MEDICAL PRODUCTS



\$2.5bn

PERSONAL CARE

VIEW FROM ABOVE



REDBANK MOTORWAY ESTATE – AERIAL PERSPECTIVE CITY VIEW



REDBANK MOTORWAY ESTATE – SOUTHERN AERIAL VIEW





Road



1KM
to Ipswich
Motorway

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.

Redbank Motorway Estate is ideally located in the thriving South East location of Ipswich, benefiting from excellent road, rail and public transport connectivity.

Train



TRAIN STATION
Adjacent to
the estate

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.

Bus



BUS STOP
Adjacent to
the estate

- + 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](#)



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



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

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

Located on Robert Smith Street, Zac's Carvery provides staff and visitors with the a range of freshly made food and drinks and corporate catering.

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

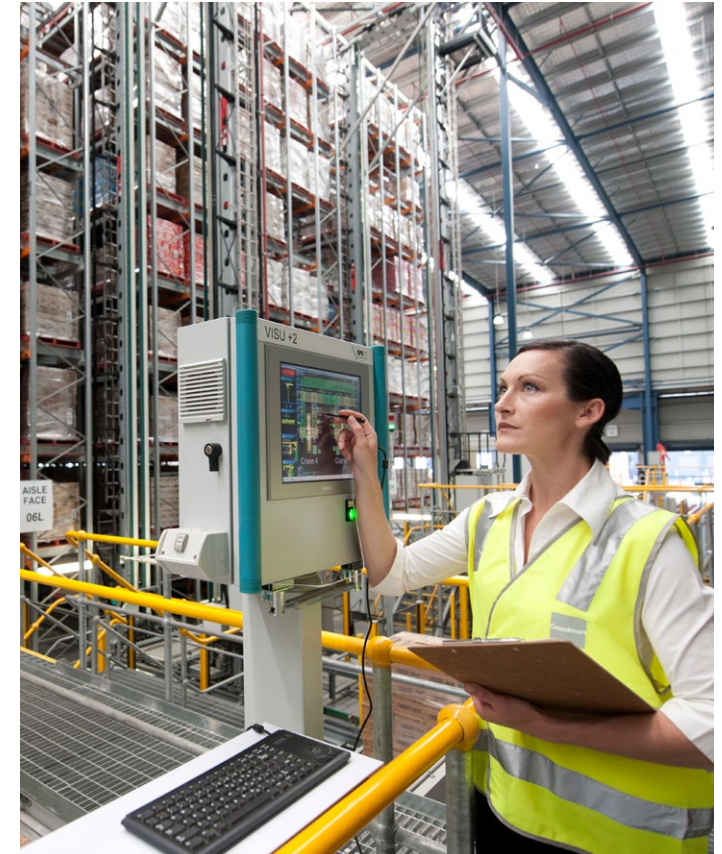
- + Selected Redbank as the preferred location for its regional headquarters and Queensland parcel distribution centre due to its outstanding transport links
- + Fully automated sortation system capable of sorting 15,000 parcels per hour.

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 online 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 workspace

- + 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).

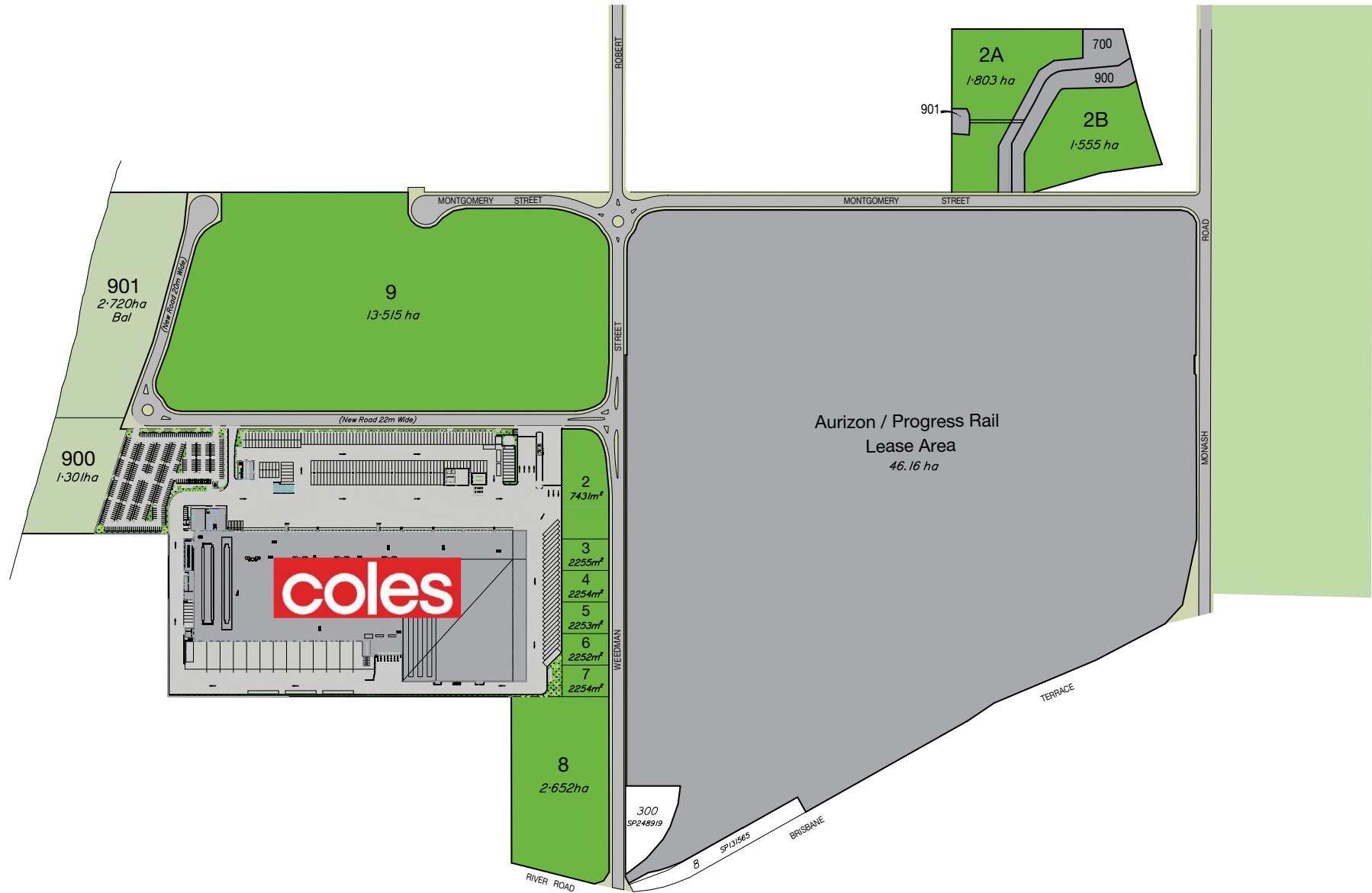


Join Australia Post, Coles, DB Schenker, Northline, TNT and Tyres4u at this leading industrial estate



Buildings may be adapted to suit your specific requirements





Australia Post's new 49,000 sqm facility is the largest parcel facility and delivery centre for Australia Post in Australia, capable of sorting 700,000 parcels per day.



Australia Post at Redbank Motorway Estate



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
- + Program of third party Principal Contractor health and safety reviews.



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.

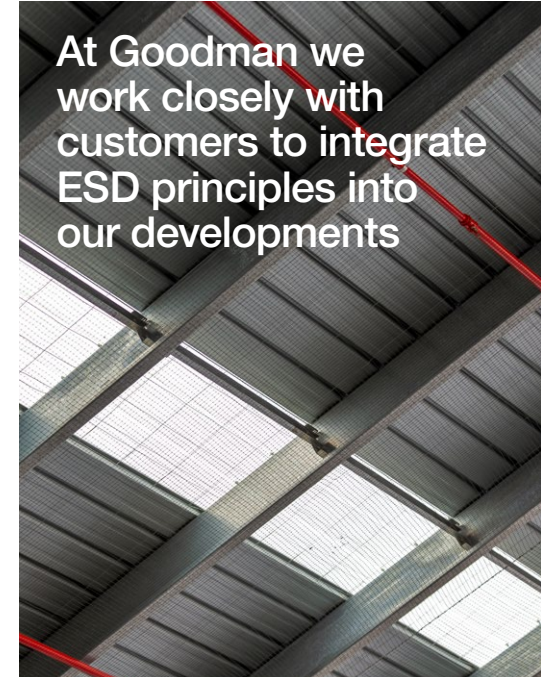
ESD initiatives

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.

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 smart irrigation landscaping
- + Solar heated hot water
- + Test fire water re-use
- + Photovoltaics solar system.



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OWN+DEVELOP+MANAGE

With total assets of A\$55.1 billion and 395 properties under management, Goodman is one of the largest listed industrial property groups in the world.

We build 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 and developments that meet organisations' individual requirements.



GOODMAN QUEENSLAND

Goodman has a large industrial footprint in Queensland. The team manage the development process from concept to completion, ensuring projects are delivered on time and to budget.

Goodman also works closely with local councils and all levels of government to plan and construct its projects.

Since July 2014, Goodman Queensland has proudly completed various projects in excess of 400,000 sqm, creating up to 3,450 full time jobs and over 3,170 full time equivalent construction jobs. Customers include Amazon, TNT-Fedex, Pepsi Co, Yusen Logistics, Kmart, Amart Furniture and DB Schenker.

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.

\$51.6bn

total assets under management

1,700+

business space customer base (approx.)

19.3m

sqm of business space under management

392

business space properties under management

17

total number of countries operating in

\$6.5bn

development work in progress

1,000

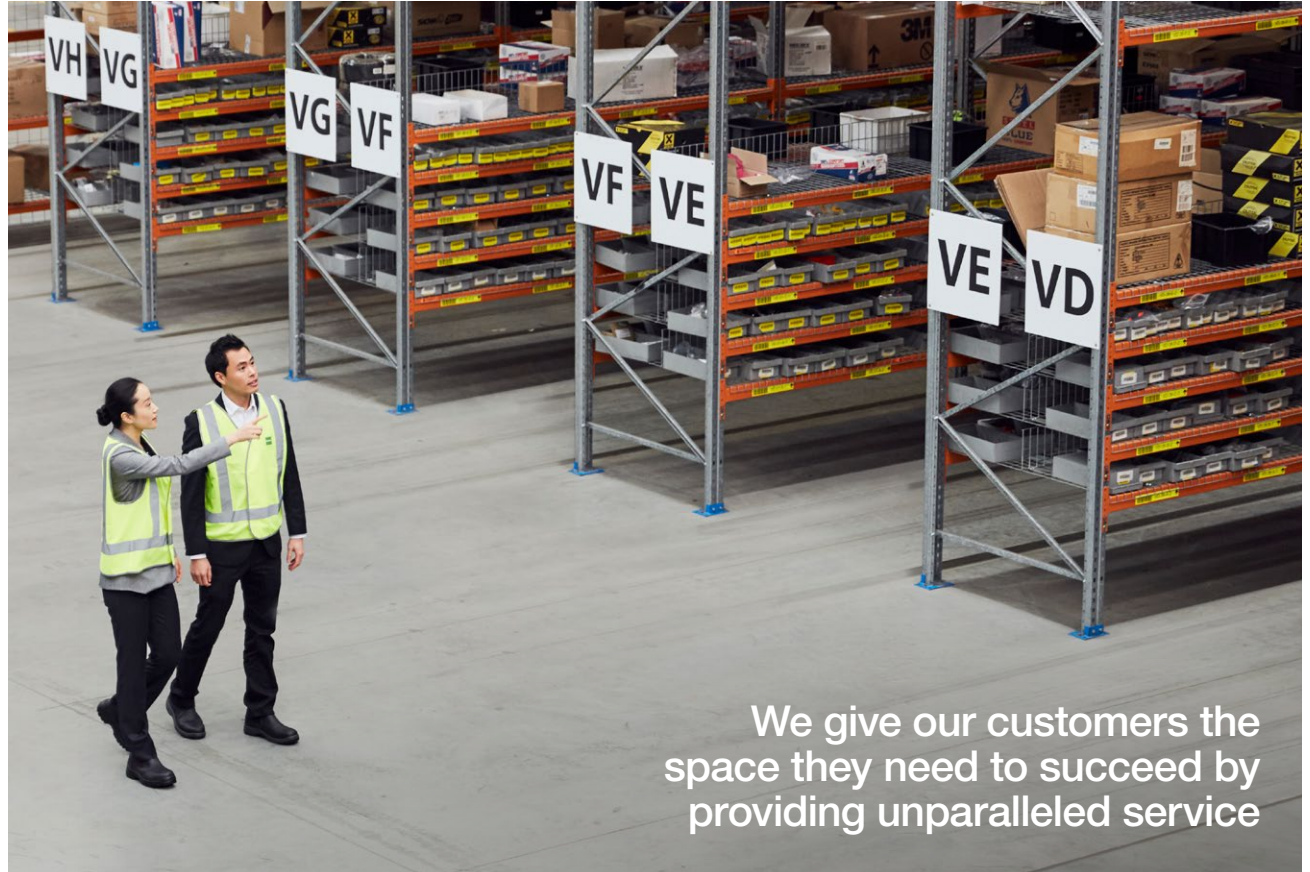
dedicated property professionals (approx.)

29

offices worldwide

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



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