



FOR LEASE

INDUSTRIAL

QLD

# Completion Due September 2024

Warehouse A, South Central 1, Beatty Road,  
Archerfield

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### Property Description

SC1 Archerfield is located in the popular Central South industrial precinct in Archerfield. Just 13km from the Brisbane CBD, Archerfield is strategically located and is part of Brisbane City Council. The site is located within the South West Industrial Gateway, which currently holds 50% of Brisbane's industrial land. Brisbane's Major Industrial Area's are expected to experience industrial employment growth, providing 46% of employment outside of the inner five kilometres of central Brisbane by 2041.

### Possibilities

SC1 Archerfield will comprise two expansive warehouses, each equipped with their own super awning and will provide the opportunity for a 24/7 industrial zoned facility along the Ipswich Motorway Corridor.

### Upgraded Access

Ideally positioned 2km off the Ipswich Motorway and within the South West Industrial Gateway, SC1 Archerfield will bring an exciting new outlook to a well established industrial precinct, further enhanced by the widening of Beatty Road and an intersection upgrade.

### Development Areas

<b>Total Site Area</b> (Including proposed easement)	<b>70,836 sqm</b>
Warehouse A	12,190 sqm
2 Storey Office A	668 sqm
EFM Warehouse	17,727 sqm
EFM 2 Storey Office	700 sqm
<b>Total Building Area</b>	<b>31,285 sqm</b>
Heavy Duty Pavement	13,235 sqm
Light Duty Pavement	7,229 sqm
Awning	7,747 sqm
Carparking Provided	286 spaces

### Location

Brisbane CBD	20 mins
Gold Coast	60 mins
Brisbane Airport	25 mins
Port of Brisbane	35 mins
Ipswich Motorway	2 mins

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