

FOR SALE

NEW BASE BUSINESS PARK FINAL LAND RELEASE

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The Opportunity.

Blue Commercial and Modus Property Group are pleased to present for Sale the final land release within the highly coveted New Base Estate. The final land release offers astute buyers a selection of eleven, fully serviced and build ready industrial lots ranging in size from 2,104m² to 19,787m².

Opportunities to acquire fully developed industrial zoned land within the immediate precinct and Greater Northside are very limited. The final stage offers owner-occupiers, investors and developers a rare opportunity to acquire developed industrial land in a market experiencing sub 1% vacancy levels.



Lot Schedule.

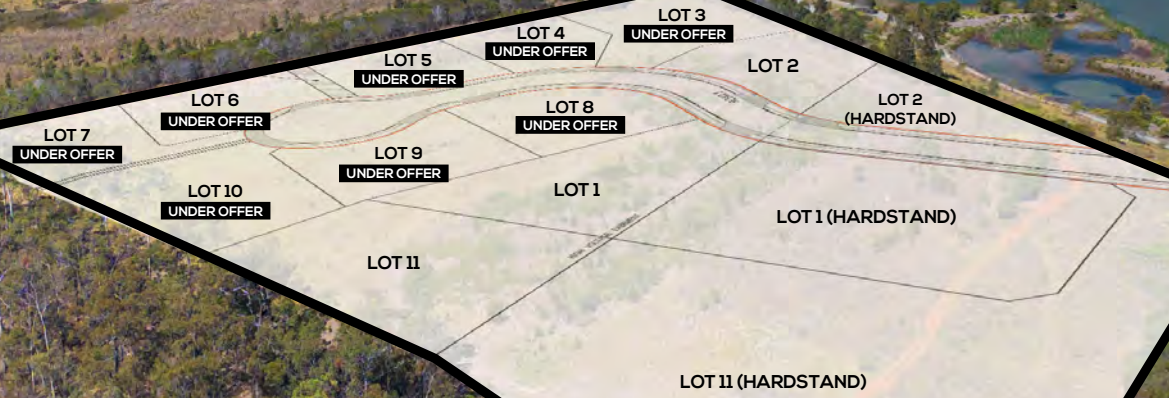
LOT.	AREA (M ²)
Lot 1	7,764m ²
Lot 2	4,483m ²
Lot 3	3,873m ²
Lot 4	2,164m ²
Lot 5	2,363m ²
Lot 6	2,241m ²
Lot 7	2,599m ²
Lot 8	2,106m ²
Lot 9	2,104m ²
Lot 10	2,946m ²
Lot 11	12,023m ²
Lot 1 & 11	19,787m ²



SUPER RETAIL GROUP

ALDI

NEW CONNECTING ROAD

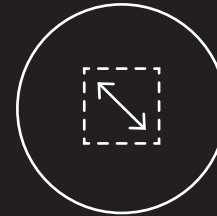


*Lot sizes are subject to final council approvals

Key Features.



Fully serviced lots



Sizes ranging
2,104m² - 19,787m²*



Only 11 Lots
Available



B-Double approved
access



Final Stage of the New
Base Business Park



MIBA Zoning allows for
industry and trade



Conveniently located to
major arterial roads



Positioned within
established industrial
precinct



Strong occupancy
demand with vacancy
being sub 1%

Location Overview.

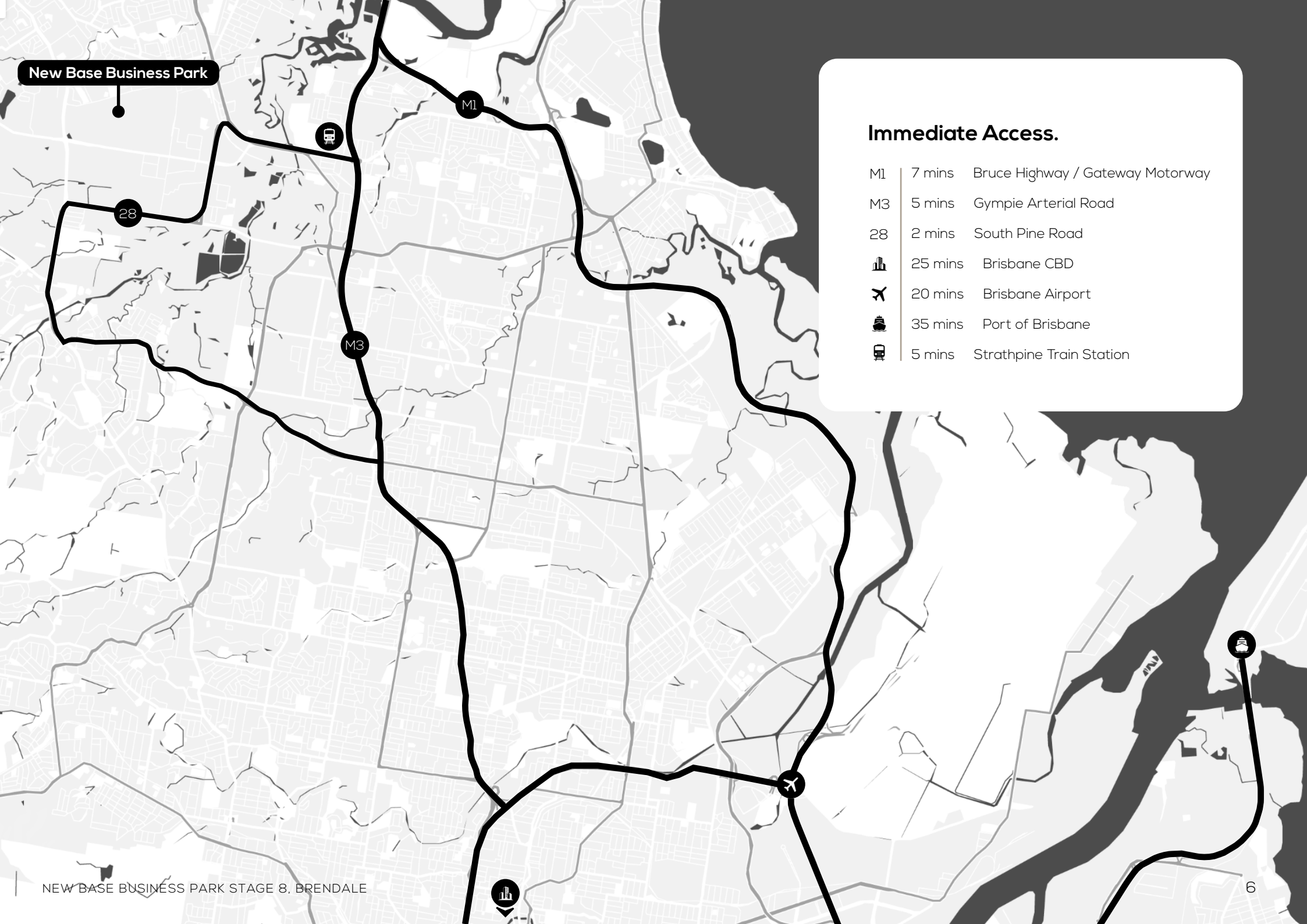
Located approximately 20 radial kilometers north of the Brisbane CBD, Stage 8 benefits from great connectivity to major arterial roads including the **Gympie Arterial Road** and **Gateway Motorway**. This property is within walking distance of public transport including **Strathpine Train Station**.

Brendale's industrial precinct is home to a mixture of small, medium, and large occupiers. Notable major occupiers within the precinct include **Aldi**, **Super Retail Group**, **Bunnings** and **4WD Supa Centre**.

Stage 8 is also surrounded by major amenities including Council HQ, Strathpine Shopping Centre, Strathpine Train Station, and Eaton's Hills Tavern, providing convenience for future occupiers.



New Base Business Park



Immediate Access.

- | | | |
|---|---------|----------------------------------|
| M1 | 7 mins | Bruce Highway / Gateway Motorway |
| M3 | 5 mins | Gympie Arterial Road |
| 28 | 2 mins | South Pine Road |
|  | 25 mins | Brisbane CBD |
|  | 20 mins | Brisbane Airport |
|  | 35 mins | Port of Brisbane |
|  | 5 mins | Strathpine Train Station |

SUPER RETAIL GROUP

ALDI

PROPOSED SUPERNODE DATA CENTRE

BRISBANE CBD

4WD SUPACENTRE

BUNNINGS





Join one of SEQ's most active precincts.

New Base Business Park Stage 8 provides an unrivalled opportunity for developers and builders looking for a new project in one of South East Queensland's most active precincts. Ideal for owner occupiers or tenants requiring new purpose built facilities, joining users in the area such as:

Super Retail Group



Ball & Doggett



Executive Summary.

Address	Stage 8 - Eadie Court, Brendale QLD 4500
Real Property Description	L916 SP322786
Size	2,104m ² to 19,787m ²
Zoning	Mixed Industry Business Area (MIBA)
Key Features	Final land release in New Base Business Park offering fully serviced, build ready lots.
Land Delivery Estimate	End of 2024

For more information, please contact the agents below.



Nick Bandiera

+61 421 881 093
nick@moduspg.au



James Enticknap

+61 403 546 864
james.enticknap@bluecommercial.com.au

Gary O'Shea

+61 413 154 884
gary.oshea@bluecommercial.com.au



LOT 11
HARDSTAND

LOT 11

LOT 10

LOT 7

HIGH VOLTAGE EASEMENT

LOT 6

LOT 9

LOT 1

LOT 1
HARDSTAND

LOT 8

LOT 5

ROAD 1

LOT 4

NEW CONNECTING ROAD

LOT 2
HARDSTAND

LOT 2

LOT 3

Zoning Information.

Mixed Industry Business Area (MIBA) constitutes a mix of low impact industry and associated commercial uses including low impact industry, limited medium impact industry, office, hardware and trade supplies, research and technology industry, warehouse, service industry, limited outdoor sales and small food and drink outlets.

USES INCLUDE

- Warehouse
- Low impact industry
- Service industry
- Medium impact industry (if at least 250m from a sensitive land use or zone)
- Hardware and trade supplies (where maximum of 500m² GFA)
- Outdoor sales (where for sale of goods manufactured on-site)
- Research and technology industry
- Showroom (where for industry or trade related products and a maximum of 500m² GFA)
- Office (where on a District Collector road or higher)
- Indoor sport and recreation
- Emergency services
- Educational establishment (if for technical or trade related education)
- Service station
- Sales office
- Food and drink outlet (if less than 100m² GFA)
- Caretaker's accomodation

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