

FOR SALE

141A BOUNDARY ROAD, OXLEY

Via Expressions of Interest closing Thursday 5th June 2025

Exclusively marketed by

BLUE
COMMERCIAL



Executive Summary

A standout investment in Oxley’s industrial precinct, underpinned by quality covenant tenants and low site coverage.

Property Address	141A Boundary Road, Oxley QLD 4075
RDP	L1 RP838601
Land Size	21,000 sqm*
Building Size	3,153 sqm*
Zoning	General Industry B
Rental Income	\$1,056,617.81** per annum net plus GST
Sale Method	Expressions of Interest closing 5th of June 2025 at 3pm (AEST)

The Opportunity

On behalf of Centennial, Blue Commercial are excited to exclusively present this freehold industrial investment opportunity in the heartland of the Southeast Queensland Industrial precinct; 141A Boundary Road, Oxley.

This offering comes fully secured by two longstanding international covenant tenants who take full advantage of the premium location and low 15% site coverage. A combination of low site cover and extensive main road exposure offers incredible investment potential and future development upside. This is an opportunity you don't want to miss.

The property will be **sold via Expressions of Interest closing on Thursday the 5th of June 2025 at 3.00pm.**

For further information and to arrange an inspection please contact the exclusive agents.

Gary O'Shea

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141A BOUNDARY ROAD, OXLEY





Investment Highlights

- | | |
|---|---|
| + Strong Covenant Tenants: Anchored by Leases to CHEP and Telstra | + Versatility: Suits a wide variety of uses including transport, display/ hire yard, storage etc. |
| + Low Site Cover: Fully concreted site with a very low 15% site cover | + High-Exposure Location: Corner site with maximum exposure to Blunder Road |
| + Logistically Located: Ipswich, Logan, Gateway, and Pacific Motorways all easily accessed | + Development Potential: The ultra-low site cover provides a canvas for additional buildings in the future |
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Location

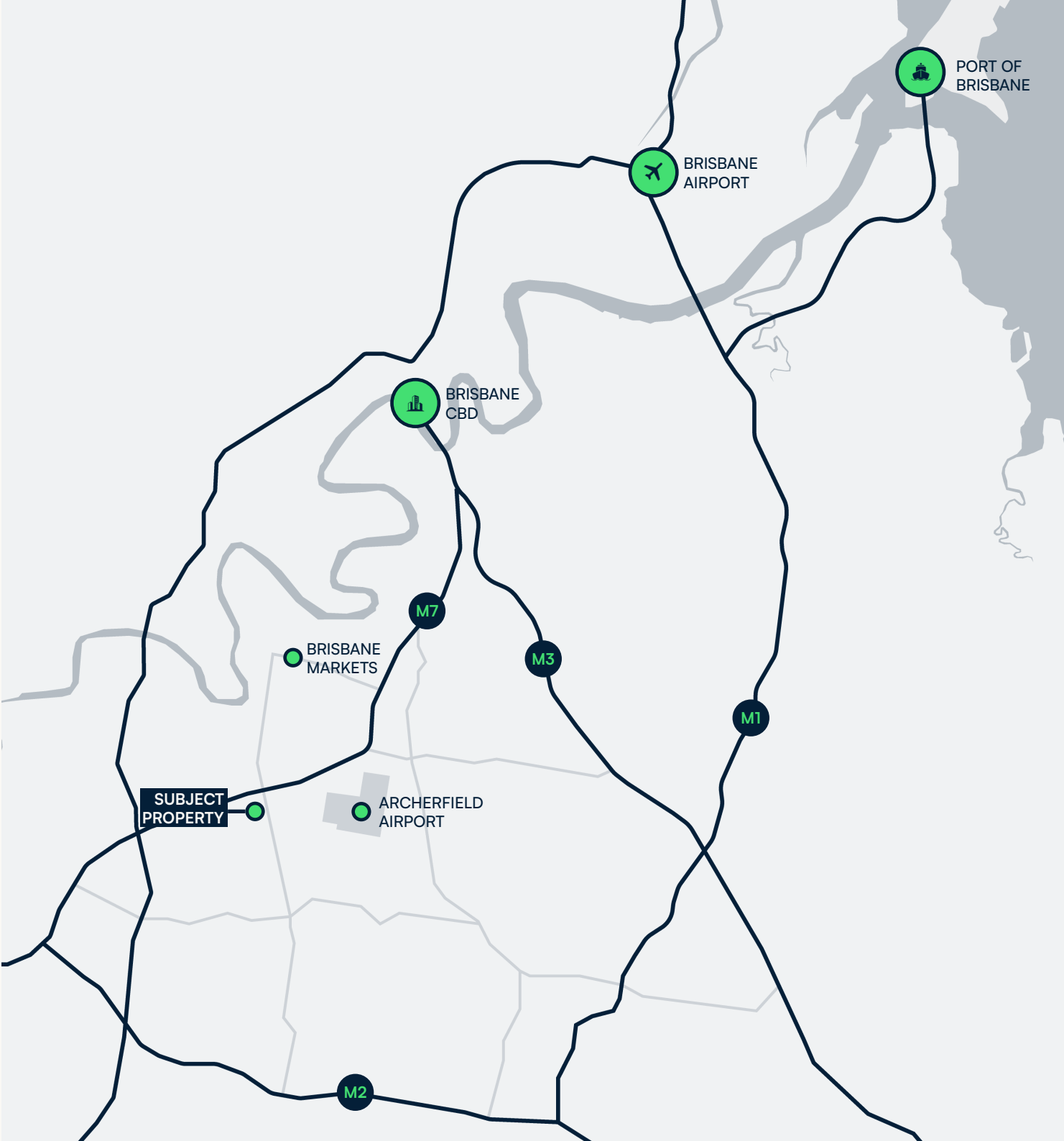
Oxley, positioned between Rocklea and Darra is recognised as a supreme location for industrial and logistics users given its positioning close to the Brisbane CBD and major arterials. 141A Boundary Road is located with direct access and exposure to Blunder Road and enjoys a superior logistical position adjacent to the Ipswich Motorway.

This prime location offers seamless access to key transport routes, including the Logan, Gateway, and Pacific Motorways. Nearby, Archerfield Airport lies just across the Ipswich Motorway, while the Brisbane Markets are a short drive along Sherwood Road.

The Ipswich CBD lies 25 minutes to the west whilst the Brisbane CBD and airport are respectively situated 20 minutes and 30 minutes to the north.

Points of Interest

M7	Ipswich Motorway	1 min
✈	Archerfield Airport	2 mins
🏪	Brisbane Markets	5 mins
M1	Gateway Motorway	15 mins
M3	Pacific Motorway	15 mins
M2	Logan Motorway	20 mins
🏢	Ipswich CBD	25 mins
🏢	Brisbane CBD	20 mins
✈	Brisbane Airport	30 mins
🚢	Port of Brisbane	35 mins





Tenant Details

CHEP is a global supply chain solutions company focused on pallet and container pooling, helping businesses transport goods more efficiently and sustainably. It operates in 60 countries, with over 11,500 employees. CHEP is a subsidiary of Brambles Limited, an ASX-listed company.

Commencement	1 March 2021
Lease Expiry	4 August 2028
Annual Reviews	Fixed 3.5%
Net Rent	\$1,024,715 per annum (from 5th August 2025)

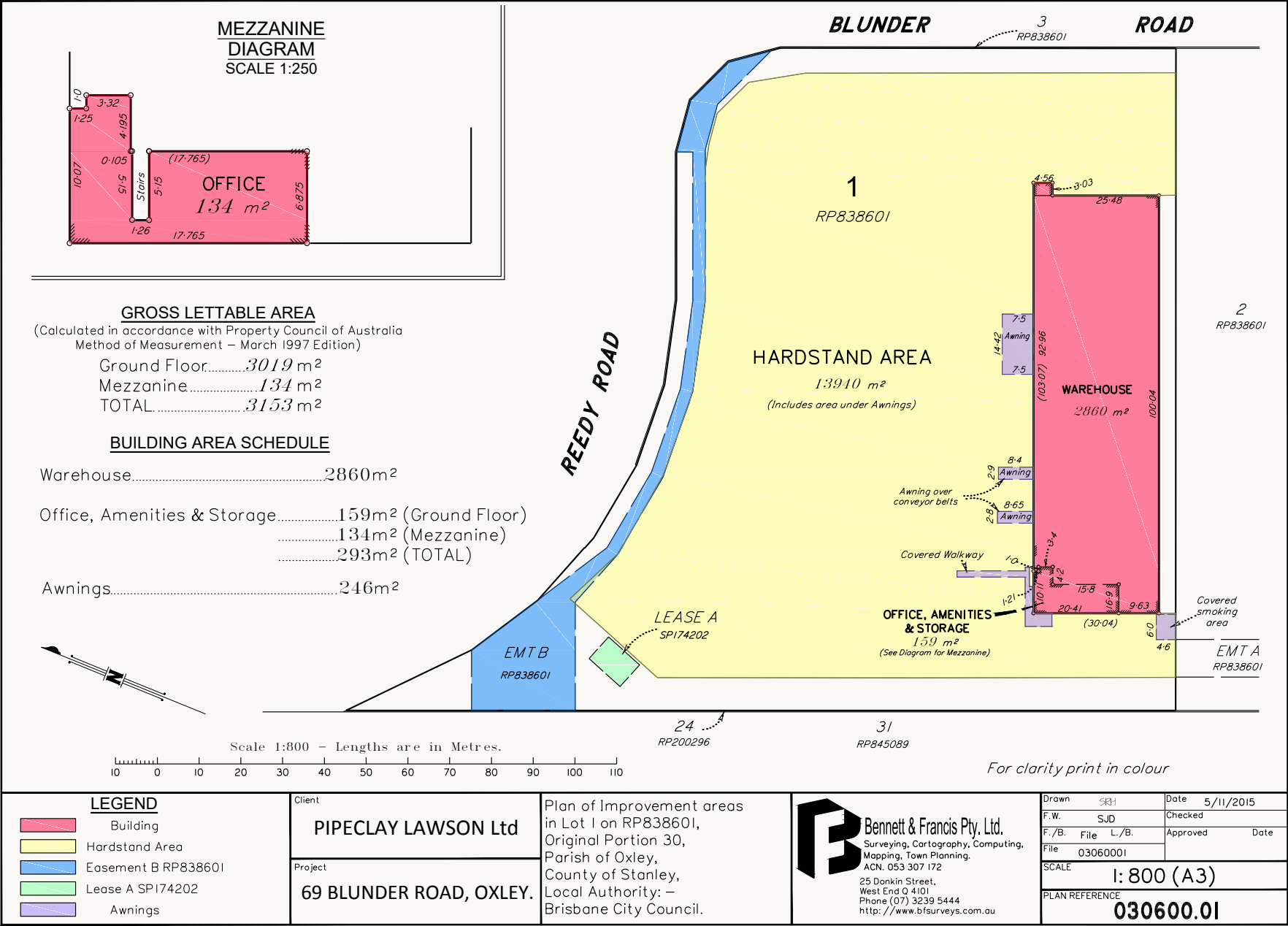
TELSTRA is a leading Australian telecommunications and technology company with a global presence. Founded in 1901, it transitioned from a state-owned enterprise to a privatized company in 1997. Telstra serves a diverse customer base, including consumers, businesses, large enterprises, and government organizations.

Commencement	1 August 2004
Lease Expiry	31 July 2034
Annual Reviews	Fixed 4%
Net Rent	\$31,902.81 (from 5th August 2025)





Site Plan



FOR SALE VIA EXPRESSIONS OF INTEREST

Closing 5th of June 2025 at 3pm AEST

Contact

Please direct any enquiries to the agents below.

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