



5 VIOLA PLACE

B R I S B A N E A I R P O R T

FOR LEASE | INFORMATION MEMORANDUM

PRIME WAREHOUSE IN AIRPORT LOCATION

CBRE





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01

The Opportunity

CBRE, on behalf of the lessor, Growthpoint Properties Australia is proud to exclusively present 5 Viola Place, Brisbane Airport for lease.

The subject property is a 14,726sqm* office/ warehouse facility on a 35,166sqm site with the following key features:

- 2,068sqm* office over two levels fitted out with meeting rooms, partitioning and staff amenities
- 12,402sqm* high bay warehouse with 9m internal clearance (ability to expand to 18,875sqm*)
- 256sqm* dangerous goods store
- Access via 9 container height roller shutters
- Awning area providing all weather loading
- ESFR Sprinkler system
- Large 10,000sqm* concrete yard area adjacent to site

The Brisbane Airport is located just 20 minutes from the CBD with direct access to the Gateway Motorway and Port of Brisbane.

For more information or to arrange and inspection, please contact exclusive agents on the details below.

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Executive Summary

Address:

5 Viola Place, Brisbane Airport QLD 4009

Building Size:

Existing

Office:	2,068sqm*
Warehouse:	12,402sqm*
DG Store	256sqm*
Total:	14,726sqm*

Land Area:

25,310sqm*

Expansion

Office:	2,068sqm*
Warehouse:	18,619sqm*
DG Store	256sqm*
Total:	20,943sqm*

35,166sqm*

Car Parking:

190 car spaces available on site

Zoning:

General Industry B

Parish:

Toombul

County:

Stanley

Local Authority:

Brisbane City Council

Asking Rental:

\$105/sqm on GFA

Outgoings:

\$24.17psqm



Location

The property is located off Viola Place which is accessed via Lomandra Drive, providing direct access to Brisbane Airport's Freight Terminal. 5 Viola Place is positioned 7 radial kilometers from the CBD with access direct North and South via the Gateway Motorway, which also provides connectivity to the Logan Motorway and Pacific Motorway.

The site also benefits from being in close proximity to the Brisbane Airport and the Port of Brisbane. The area has benefited from significant infrastructure upgrades including the Kingsford Smith Drive upgrade, Gateway Duplication Project, Airport Link Tunnel and the recently implemented Hamilton Northshore plan.

Estimated travel times to the following destinations:

- | | |
|--------------------------|------------|
| • Brisbane Airport | 1 minute |
| • Gateway Motorway | 5 minutes |
| • Brisbane CBD | 15 minutes |
| • Port of Brisbane | 15 minutes |
| • Logan Motorway on ramp | 20 minutes |
| • Gold Coast | 60 minutes |
| • Sunshine Coast | 65 minutes |
| • Gladstone | 5.5 hours |
| • Mackay | 10 hours |
| • Sydney | 10 hours |
| • Melbourne | 18 hours |



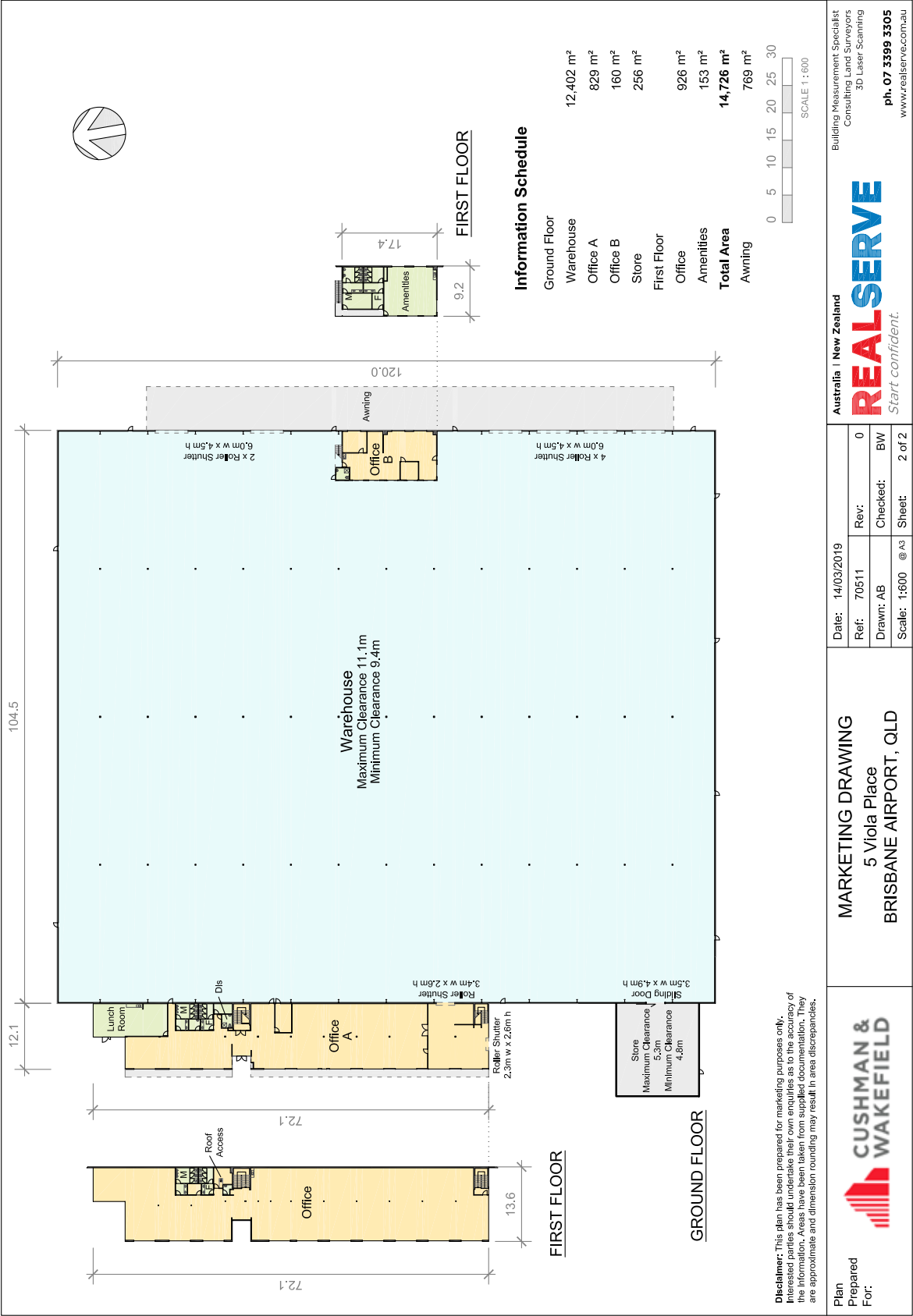


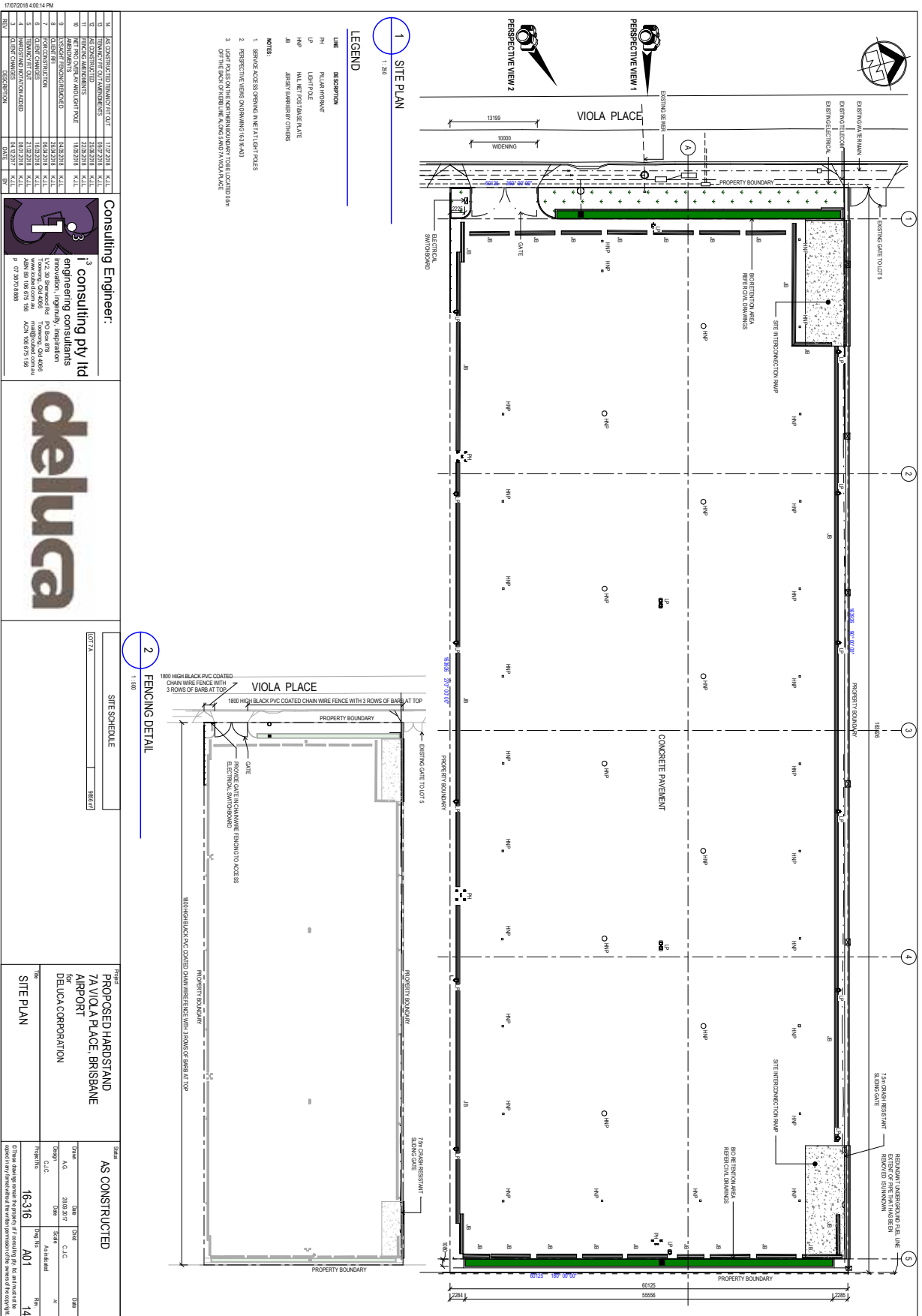


EXPANSION LAND

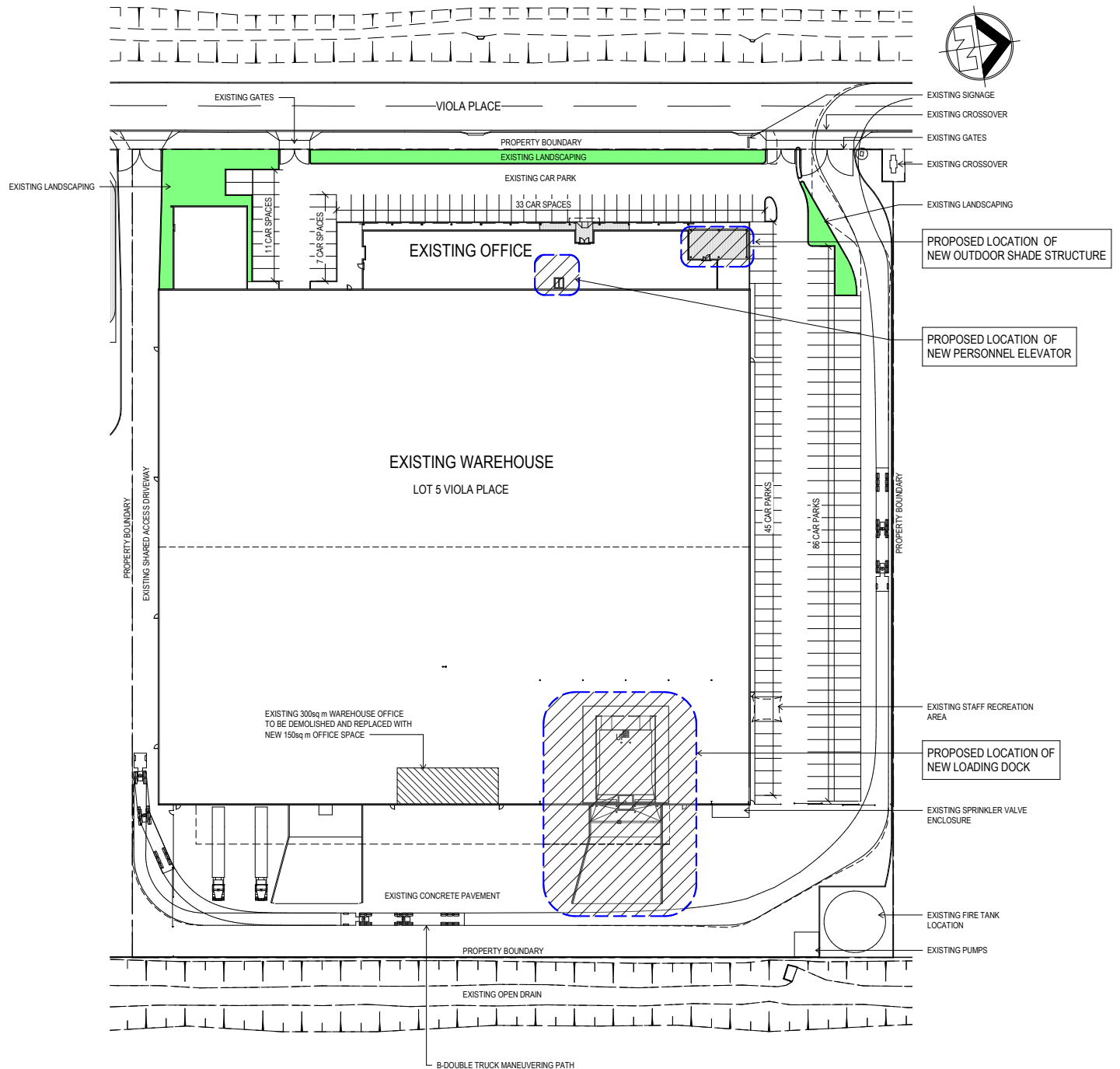


Building Plans





Proposed Plan



1 PROPOSED SITE PLAN
1: 500

contact us

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