Welcome to Brisbane's Western Business District

This document provides general marketing information only and as far as possible is based on sources deemed reliable.
The GPT Group, Metroplex and GPT Metroplex accept no liability nor responsibility for the consequences of any omissions or inaccuracies.

Information Memorandum

In Partnership with
GPT
The GPT Group

metroplexwestgate.com.au

METROPLEX / WESTGATE

Location

Business with Better Access

With increasing congestion and access limitations stifling opportunity within Brisbane's commercial areas, the time is right to look for a more strategic location for your business. A place where accessibility is key and amenity paramount.

Quick Facts

- **90** hectare Master Planned Estate
- **24** hectares of Green Space and Habitat Corridors
- **3.5** hecatares of approved Retail Precinct and Community Hub
- **15** kilometres South-West of Brisbane's CBD
- **3** Major Motorways in the vicinity (Ipswich, Logan and Centenary Motorways

The Opportunity

Volvo Group Australia have committed to their new Australian Head Office and Service Centre at Metroplex Westgate

We ask that you discard all preconceptions and limitations of what a traditional 'Industrial Park' represents as a location for your business. Metroplex Westgate is neither traditional nor Industrial in its offering. Rather it is the culmination of years of research, planning and design to create a destination business centre.

Metroplex Westgate builds on the achievements of the ground breaking Metroplex Gateway development by offering a location so accessible, so connected, so well facilitated and resourced that its benefits will challenge those offered by Brisbane's existing high profile, commercial centres within its CBD, the Airport Precinct and Port of Brisbane.

Located in Wacol on the doorstep of Brisbane's western growth corridor, and covering some 90 hectares, Metroplex Westgate sits at the nexus of not one, but three motorway systems. Travelling north, south or west will see you on a motorway heading for your destination within minutes. Commuters too will find travelling to and from Metroplex Westgate a breeze with the choice of both rail and bus transport options.

Consisting of four distinct precincts; Metroplex Westgate East, West, South and The Etro - Metroplex Westgate offers a diverse array of precinct profiles to cater for the individual needs of the diverse businesses that will be attracted by the Metroplex Westgate ideal. Whether they be logistics, manufacturing, service or technology.

Whilst each precinct offers operational specific allotment footprints, each precinct is interconnected by some 24 hectares of parklands and green belts to the service centre and heart of Metroplex Westgate, The Etro.

The proposed Etro precinct will have a lifestyle focus offering the greater Metroplex Westgate community facilities such as child care, cafés and eateries, convenience shopping, a medical centre and pharmacy. A large allocation of public open space and recreational parkland will provide a picturesque release from the work day within the Etro, ensuring staff have an enjoyable environment to breakout to.

Once again Metroplex have raised the bar in the development and management of industrial business estates in Australia. Together with their partners the GPT Group, Metroplex has purpose designed the master plan of Metroplex Westgate to deliver a true alternative location, rather than a second choice for businesses operating in South East Queensland.

Metroplex Westgate - Brisbane's Western Business District.

Accessibility

Located approximately 15 radial kilometres south west of the Brisbane CBD with direct exposure to the Ipswich Motorway, Metroplex Westgate has access to all major arterial roads including the Ipswich, Logan, and Centenary Motorways. The construction of the bridge to open up Boundary Road to traffic between Keliher Road and Progress Road has been completed and is now providing direct site access via Boundary Road from Oxley to Carole Park. Traffic along Boundary Road is expected to increase to an estimated 15,000 vehicles per day.

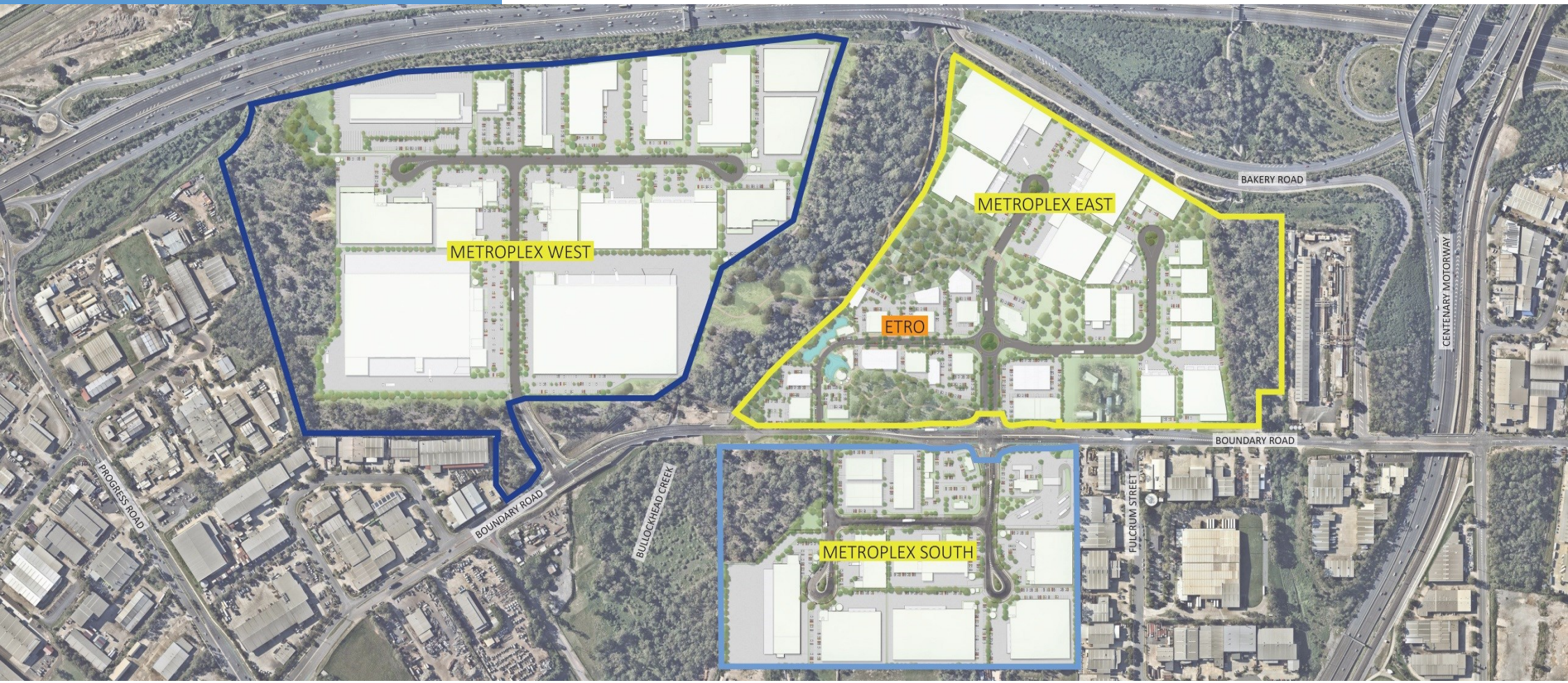
Transportation Infrastructure around Metroplex Westgate has been significantly upgraded including:

- Grade separation and additional lane capacity of the Centenary Motorway / Ipswich Motorway interchange.
- Opening of Legacy Way tunnel directly connecting the Centenary Motorway / Inner City Bypass / Airport Link tunnel to the Brisbane Airport and Port of Brisbane
- Upgrade of Progress Road and the Progress Road /Boundary Road interchange

Estimated Travel

15 min	IPSWICH
25 min	BRISBANE CBD
60 min	GOLD COAST
30 min	AIRPORT VIA LEGACY WAY
40 min	PORT OF BRISBANE

Estate Master Plan



Metroplex Westgate boasts a 90 hectare footprint, offering up to 350,000 sqm of industry, retail and commercial floor space. The Estate is comprised of the following precincts:

Metroplex West

LARGE FORMAT WAREHOUSING AND INDUSTRY

- Up to 31 hectares
- Pre-lease / Turnkey or Land Sale

Metroplex East & The ETRO

MIXED INDUSTRY BUSINESS AREA

- Up to 15 hectares
- Existing approval for 6,000 sqm of retail and centre activities
- Pre-lease / Turnkey or Land Sale

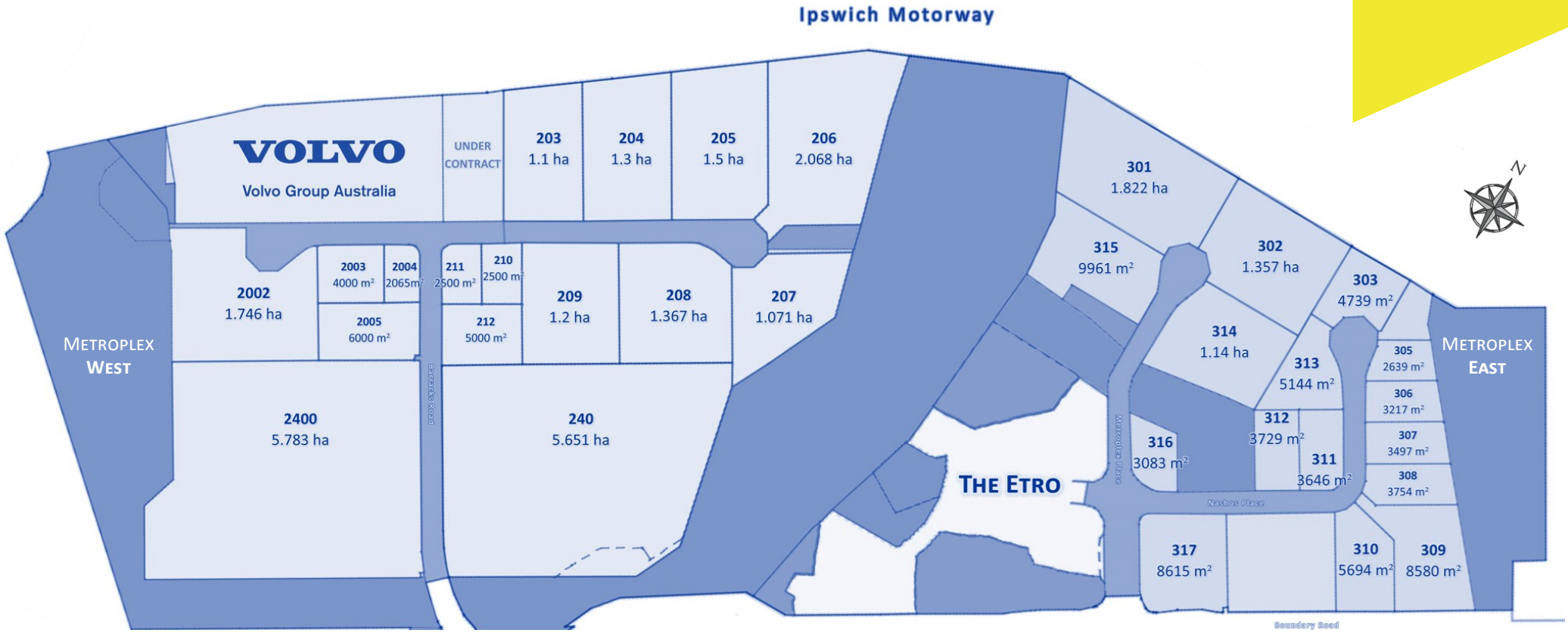
Metroplex South

LARGE FORMAT WAREHOUSING AND INDUSTRY PLUS SERVICE CENTRE

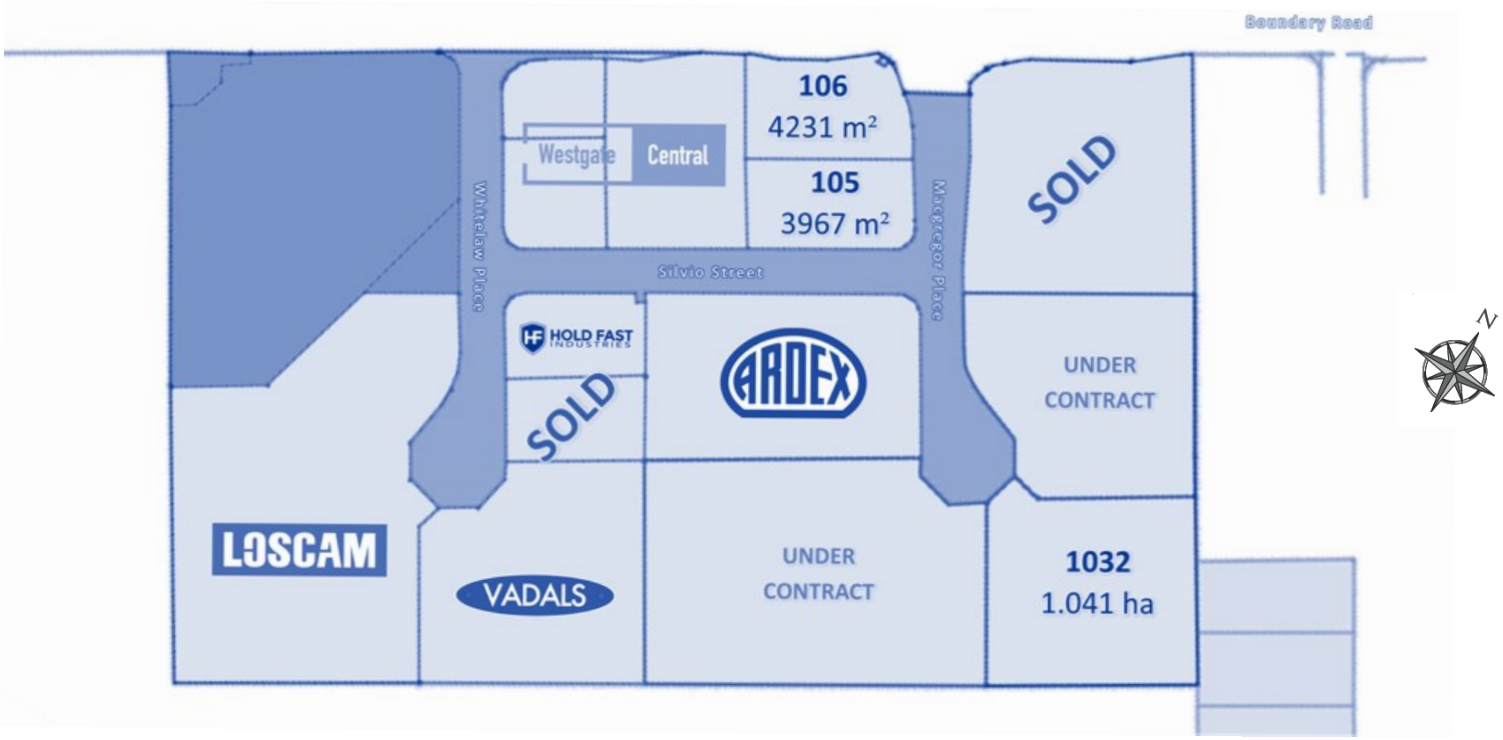
- Up to 17 hectares
- Land for sale and Lease from 3,000 sqm

Lot Availability

METROPLEX WEST (STAGE 1) FROM LATE 2017



AVAILABLE NOW



The Partners

Together, The GPT Group and Metroplex provide unmatched experience in successfully delivering large scale industrial and business developments, along with a solid financial foundation for the project.

The GPT Group

Listed on the Australian Securities Exchange (ASX) since 1971, The GPT Group is today one of Australia's largest diversified listed property groups.

- ASX Top 50 company
- $20 billion of assets under management
- Diversified Portfolio - Retail, Office, Logistics and Business Parks
- #1 globally for Real Estate on the Dow Jones Sustainability Index (DJSI) 2014/15

Logistics Portfolio

GPT's logistics portfolio is comprised of 32 high quality logistics assets located in Australia's major industrial and business park areas.

The GPT Group's Logistics and Business Parks Development (LBPD) Team has delivered over $500 million worth of assets over the past three years. The team brings together a diverse back ground of experience and knowledge with a combined involvement of over 160 years in the property industry both in Australia and Internationally. GPT is currently developing its land bank which consists of over 190 hectares across Australia to accommodate customers' needs.

59 FOREST WAY, KARAWATHA, QLD

44,000m² Toll NQX Logistics Facility

36 - 52 TEMPLAR RD, ERSKINE PARK, NSW

24,000m² temperature controlled and ambient storage and distribution facility

54-70 TEMPLAR ROAD, ERSKINE PARK, NSW

21,000m² chilled food processing and manufacturing facility

3 MURRAY ROSE AVE, SYDNEY OLYMPIC PARK, NSW

13,000m² Business Park - Samsung's Australian Head Office

5 MURRAY ROSE AVE, SYDNEY OLYMPIC PARK, NSW

13,000m² Business Park - Lion Corporate Office

LOCKWOOD RD, ERSKINE PARK, NSW

31,900m² Warehouse and distribution facility for TNT Australia

Metroplex

Metroplex is a successful private company with a strong background in industrial and business park development.

Metroplex's credentials include the development of Metroplex on Gateway at Murarrie in Brisbane, which is currently home to more than 100 major tenants including Adidas Australia, Fisher & Paykel Australia, Footlocker Asia Pacific, Johnson & Johnson, LG Electronics and Toshiba. Metroplex Westgate will take the concept and design of its sister project, Metroplex on Gateway, to the next level, approximately doubling its size and end value.

Metroplex on Gateway

MetroplexWestgate.com.au

For further information contact

Mark Rundle
Development Manager

GPT Metroplex Pty Ltd
P: 0488 072 324
E: mark@metroplexwestgate.com.au

In Partnership with GPT The GPT Group | CUSHMAN & WAKEFIELD | JLL | METROPLEX WESTGATE