

INFORMATION MEMORANDUM



Business by the Bay

VICTORIA PT 9mins

BAY ISLANDS

Redlands
BUSINESS PARK

FUTURE STAGES



REDLAND BAY VILLAGE



Shoreline
JUST 6MINS!

MT COTTON 5mins
LOGAN M1 15mins
BRISBANE 40mins
GOLD COAST 50mins

AN UNPARALLELED OPPORTUNITY

Redlands Business Park is a significant and exciting opportunity for industrial businesses seeking a foothold in South East Queensland's booming locale.









Strategically located on the shores of Moreton Bay just 40 minutes south of Brisbane CBD, and 15 minutes from M1 access to the Gold Coast, the masterplanned estate features high quality landscaping, comprehensive servicing, boom-gate and after-hours security and strong amenity for businesses and their employees.

The business park has over 220,000sqms of general industry and business land, and offers both completed buildings for sale or lease, or the choice to use your own builder for a custom design, ensuring your business can comfortably grow and never have to move again.

Redlands
BUSINESS PARK



IN THE CENTRE OF IT ALL

| | | |
|---|--------------------------------|-------|
|  | Infrastructure | |
| | M1 Freeway Access | 15min |
| | Gold Coast | 50min |
| | Brisbane | 40min |
|  | Major Retail | |
| | Victoria Point Shopping Centre | 9min |
| | Lakeside Victoria Point | 9min |
| | Redland Bay Shopping Village | 3min |
| | Mount Cotton Central | 5min |
|  | Restaurants and Dining | |
| | Redland Bay Shopping Village | 3min |
| | Redland Bay Hotel | 3min |
| | Sirromet Winery | 15min |
|  | Education | |
| | 7 x Child Care Centres | 10min |
| | 3 x Primary Schools | |
| | State Secondary School | |
| | Private secondary School | |
|  | Health | |
| | 5 x Medical Centres | 10min |
| | Redlands Hospital | 17min |
|  | Island Access | |
| | Redland Bay Marina | 5min |
| | Ferry Station to Bay Islands | 6min |
|  | Airports | |
| | Brisbane Airport | 40min |
| | Gold Coast Airport | 50min |
|  | Future Development | |
| | Shoreline | 6min |
| | Sunrise Estate | 5min |
| | Weinam Creek Development | 2min |
| | Woodbury Estate | 5min |

*All locations and distances are approximate only.





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Redlands Business Park is a fully integrated industrial offering in one of South East Queensland's fastest growing regions

Redlands
BUSINESS PARK



Masterplan

MASTERPLANNED FOR BUSINESS SUCCESS

The comprehensively planned and managed estate has been built to enrich the success of forward-thinking local businesses who want to enjoy more time by the bay and less time in the car.



Visit redlandsbusinesspark.com.au to see available lots for sale or lease



10 REASONS TO MAKE THE MOVE TO REDLANDS BUSINESS PARK

1 SECURITY

Secure estate with boom-gate, on-site security and CCTV surveillance

2 NATURE

Landscaped grounds which are fully maintained by the Body Corporate

3 AFFORDABLE

Access to reduced rate high voltage 11KV bulk electricity

4 PROFESSIONAL

Common board room and concierge facilities

5 SUSTAINABLE

Environmentally conscious development including integrated waste and recycling program, rehabilitated fauna habitat, and universal storm water treatment

6 ACCESSIBLE

Centrally located between Brisbane and the Gold Coast with local direct bus servicing the estate 6 times per hour and B-double truck access throughout the estate

7 SHORELINE

Located just 5 minutes from Shoreline, a new Lendlease master planned community in excess of 4,000 homes

8 LIFESTYLE

Located close to Moreton Bay, parks, major shopping and retail, child care, fishing, boating and the bay islands

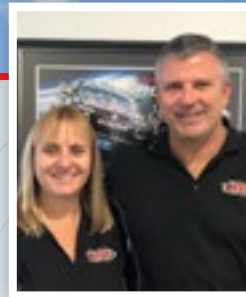
9 FLEXIBLE

Buy, lease or build on lots ranging from 1,250m² - 10,000m² with the choice of your own builder

10 DEMOGRAPHICS

Redlands is one of South East Queensland's fastest growing regions with median family income 10.3% higher than the QLD average.

Source: ABS 2016



The outlook we now have at RBP with it's peaceful natural bush and wildlife surrounds is fantastic, we enjoy going to work each day and can now operate our business more efficiently with everything located in the one place.

Wendy & Ken McNamara
KRE Race Engines



An area set for growth

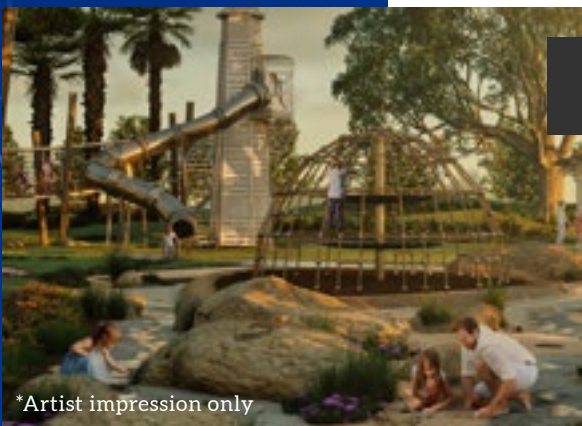
Significant economic drivers and major projects in the Redlands have contributed to its booming population and economic growth.

These developments bring a significant number of jobs to the region as well as a demand for trades and industrial supplies.

Local businesses can benefit from the increased activity in the region, and will have sustained work post completion.



MAJOR INFRASTRUCTURE PROJECTS



*Artist impression only

SHORELINE BY LENDLEASE

The vibrant community of Shoreline is set to feature around 4,000 residential lots and become home for approximately 10,000 people. This new township is not just a housing estate - it is a whole new community with shops, restaurants, employment, schools, medical centres, foreshore parklands and sporting facilities.



*Artist impression only

WEINAM CREEK FERRY TERMINAL

A \$5 million upgrade to the Redland Bay Ferry Terminal will include ground-level car parks and a footbridge between the Moores Road site and the Redland Bay Marina. Other aspects like drop off and storage facilities for Southern Moreton Bay Island residents, more than 21,000 square metres of open space, the rejuvenation of 47,000 square metres of parkland, pedestrian and cycle ways and a boat ramp are planned.

REDLANDS DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE:

MEDIAN AGE:

2.87  39

REDLANDS MOST VALUABLE INDUSTRIES:



CONSTRUCTION



HEALTH



RETAIL

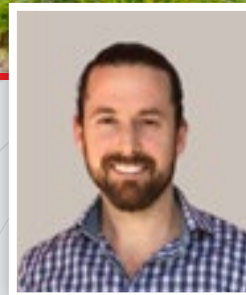
*Source: The National Property Research Co. 2016, ABS 2016

A green outlook that saves money

Environmental sustainability remains a core value in all Fox + Bell developments with a host of design features integrated into the Redland Business Park site to ensure responsible management practices, which benefit the environment and your bottom dollar.

- » Reduced stormwater management costs due to universal treatment system
- » Access to bulk electricity results in reduced operating costs
- » Fencing and building siting controls to allow fauna permeability
- » Regeneration of bushland to optimise natural site values
- » Links to bikeways and public transport to reduce reliance on private motor vehicle transport
- » Body Corporate management of common facilities
- » Reduced Rates and Land Tax charges





We love the landscaping and natural feel with the wildlife and quiet setting. We employ local, supporting the community, reducing travel times and fatigue which helps increase productivity. RBP is well positioned from a logistics point of view with wide berth access and close proximity to the motorways. We look forward to the continued opportunity to supply and support the Redlands, including the upcoming Shoreline Community.

Drew Parker | Redland Bay Roof Trusses





Redlands

BUSINESS PARK

Call Nicole Plath on 0410 328 319

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