



ENHANCE YOUR OPERATIONS

TRANSIT INDUSTRIAL ESTATE - PARK RIDGE

DAVID KNOX - 0408 548 281

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RELOCATE TO AN ESTATE THAT HAS YOUR NEEDS FRONT OF MIND

- ABILITY TO HOUSE REQUIREMENTS FROM 1,000SQM* - 4,000SQM*
- 10M + MIN INTERNAL CLEARANCE WITHIN WAREHOUSE SPACES
- GENEROUS, LEVEL HARDSTAND AREAS
- DUAL CROSSOVERS FOR EVERY LOT WITHIN THE ESTATE

- STATE OF THE ART OFFICE ACCOMMODATION
- EXPANSIVE ALL-WEATHER AWNINGS
- FULLY FENCED AND SECURE SITES
- BUILD TO SUIT OPTIONS INCLUDING; CRANES, POWER, OFFICE FITOUT

- B-DOUBLE TRUCK ACCESS
- MEDIUM IMPACT ZONING ALLOWS FOR A HUGE RANGE VARIETY OF OCCUPIERS
- 24/7 OPERATIONS PERMITTED UNDER ZONING^
- DA APPROVED

KNIGHT FRANK AND JLL ARE PROUD TO PRESENT

TRANSIT INDUSTRIAL ESTATE, PARK RIDGE - FOR LEASE.



Knight Frank and JLL are delighted to introduce Transit Industrial Estate - Park Ridge, SEQ's best new masterplanned industrial estate for lease. This estate provides prospective tenants with the chance to secure cutting-edge industrial facilities in the bustling Park Ridge industrial hub.

Strategically situated approximately 7 Kilometres from the Logan Motorway, Transit Industrial Estate offers convenient access to major transportation arteries, including the Gateway Motorway and Mount Lindesay Highway. The location of the estate ensures efficient connectivity for businesses seeking seamless logistics and transportation solutions.

We invite you to connect with the exclusive leasing agents listed below to express your interest and explore the numerous opportunities that Transit Industrial Estate has to offer. This development represents an opportunity for businesses to elevate their operations within a dynamic and thriving industrial precinct. Don't miss out on this exceptional offering.



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PREMIUM INDUSTRIAL SPACES COMING SOON

ZONING FLEXIBILITY
ACCOMMODATING A WIDE ARRAY
OF INDUSTRIAL USES

WAREHOUSING - WORKSHOPS - TRADES - LOGISTICS
MANUFACTURING - CONSTRUCTION

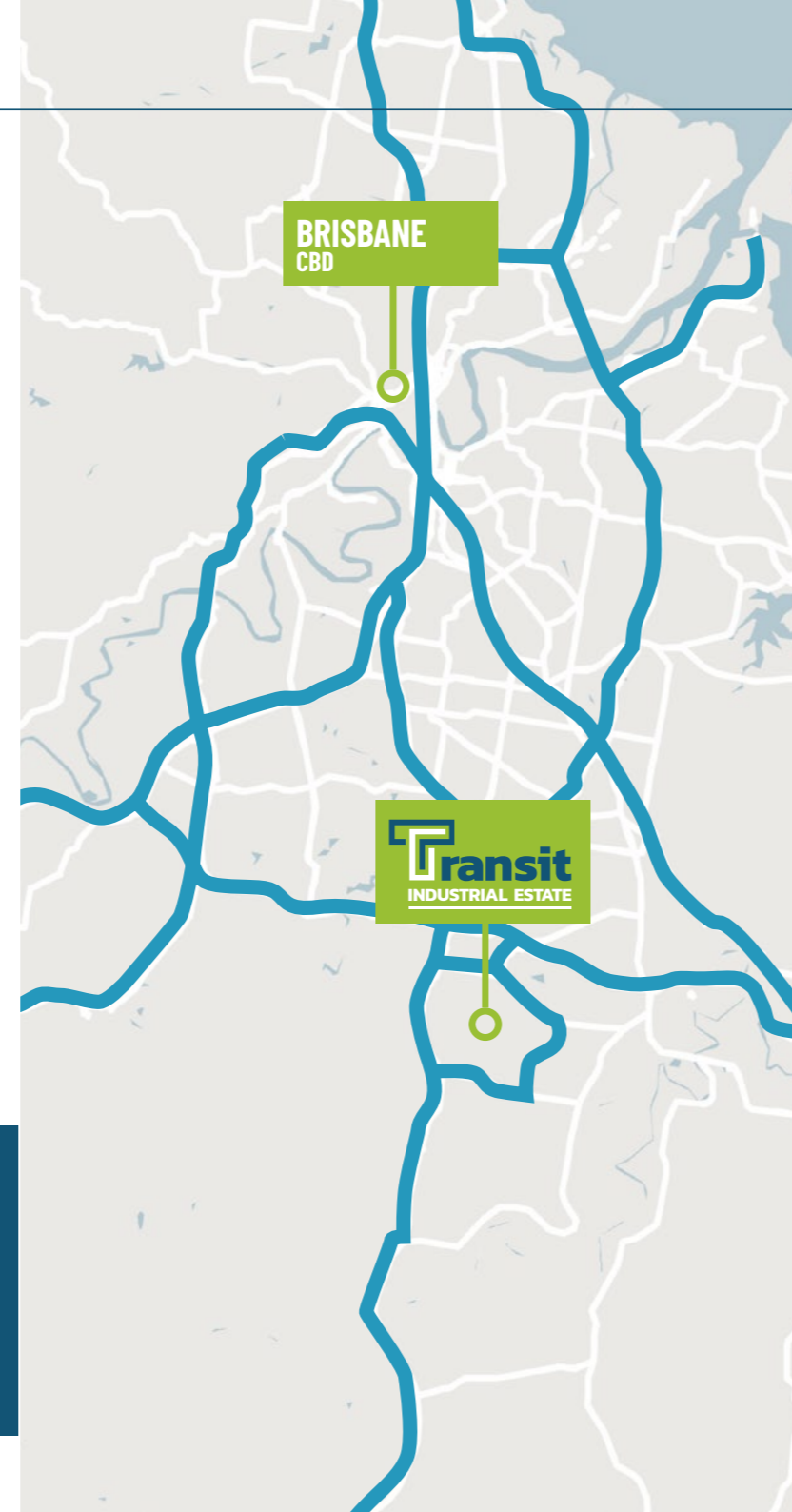


POSITIONED FOR CONNECTIVITY

Transit Industrial Estate boasts an exceptional location that positions it as a hub for businesses seeking logistical advantages. Nestled within a prime area, this industrial estate is strategically situated just 6 kilometers away from the Logan Motorway. In addition, it enjoys close proximity to two other major transportation arteries: the Gateway Motorway and the Mt. Lindesay Highway. This unique triad of connectivity offers a multitude of benefits for companies engaged in regional and international operations.

The strategic location of Transit Industrial Estate plays a pivotal role in enhancing the efficiency of logistics and supply chain management for businesses that choose to establish a presence here. With easy access to the Logan Motorway, companies gain swift connectivity to Brisbane's central business district and the Port of Brisbane, streamlining the movement of goods to both domestic and global markets. The nearby Gateway Motorway connects seamlessly to the Port of Brisbane, offering convenient access to container shipping facilities and international trade routes.

LOCATED IN THE THRIVING AND RAPIDLY
EXPANDING PARK RIDGE INDUSTRIAL PRECINCT



BE PART OF ONE OF
SOUTH BRISBANE'S
FASTEST GROWING
INDUSTRIAL PRECINCTS.

LOCATION HIGHLIGHTS

The precinct has emerged as the preferred base for a diverse range of prominent occupiers, including industry giants like Visy, Frucor, Bunnings, Bevchain (Linfox), and Phoenix Transport. Their presence solidifies the locations standing as an authentic top-tier logistics hub.

With its excellent location and a roster of high-profile tenants, the precinct has become a pivotal hub in the South East Queensland logistics landscape, facilitating efficient movement of goods and reinforcing its reputation as a premier industrial and logistics precinct.

5.7KM

Logan Motorway / Gateway Motorway Interchange

6.4KM

Mt. Lindesay Highway

19KM

Acacia Ridge Intermodal Terminal

22KM

Ipswich Motorway

31KM

Brisbane CBD

40KM

Brisbane Airport

41KM

Port of Brisbane

44KM

Ipswich CBD

62KM

Gold Coast CBD



BRISBANE CBD

BRISBANE AIRPORT

PORT OF BRISBANE

ACACIA RIDGE INTERMODAL TERMINAL

Transit INDUSTRIAL ESTATE

CENTENARY HIGHWAY

IPSWICH MOTORWAY

BEAUDESERT ROAD

IPSWICH MOTORWAY

CENTENARY HIGHWAY

MY LINDESAY HIGHWAY

LOGAN MOTORWAY

GYMPIE ARTERIAL ROAD

GATEWAY MOTORWAY

PORT OF BRISBANE MOTORWAY

GATEWAY MOTORWAY

PACIFIC HIGHWAY

PACIFIC HIGHWAY

WHY CHOOSE

TRANSIT INDUSTRIAL ESTATE - PARK RIDGE**01. COSTS**

Inbound container costs and freight transport times from the Port of Brisbane outperform those of Southside competitors, showcasing a highly competitive edge.

**02. TENANT-LANDLORD PARTNERSHIP**

Transit Industrial Estate has been carefully designed, with a long-term ownership mindset, by an experienced industrial owner/developer. Tenants will benefit from a partnership attitude with their landlord, with satisfied occupiers and long term tenure in mind.

**03. EFFICIENCY**

Transport from the Port of Brisbane takes just 50 minutes during peak hours and only 30 minutes to the BNE CBD. Making it more accessible than other traditional industrial suburbs.

**04. CONNECTIVITY**

Accessible and well-established supply chain network within the immediate area. Access to recently upgraded transport infrastructure. Wembley Road Interchange upgrade & Logan Motorway.



INFRASTRUCTURE & ACCESS

ZONING

Transit Industrial Estate offers versatile industrial utilisation solution via its Medium Impact Industry zoning overlay - offering a wide array of allowable uses.

ACCESS & FUTURE DEVELOPMENT

Numerous government infrastructure projects are presently in the works, aiming to decrease travel times and enhance safety while increasing the operational capacity of Transit Industrial Estate. The estate currently offers B-double access through the utilization of pre-existing transportation infrastructure. This forward-thinking approach will substantially boost logistics capacity for customers by leveraging the estate's direct connection to the upcoming Park Ridge Connector.

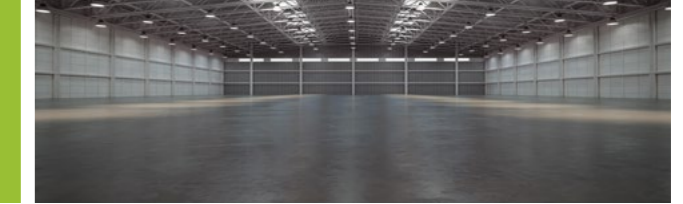
- Medium Impact Industry zoning



- 24/7 operations
- Separated car and heavy vehicle access points



- B-double approved access into the estate via an extension of Prosperity Place



- Immediate proximity/access to the planned Park Ridge Connector



- Council approved roads, designed for industrial use



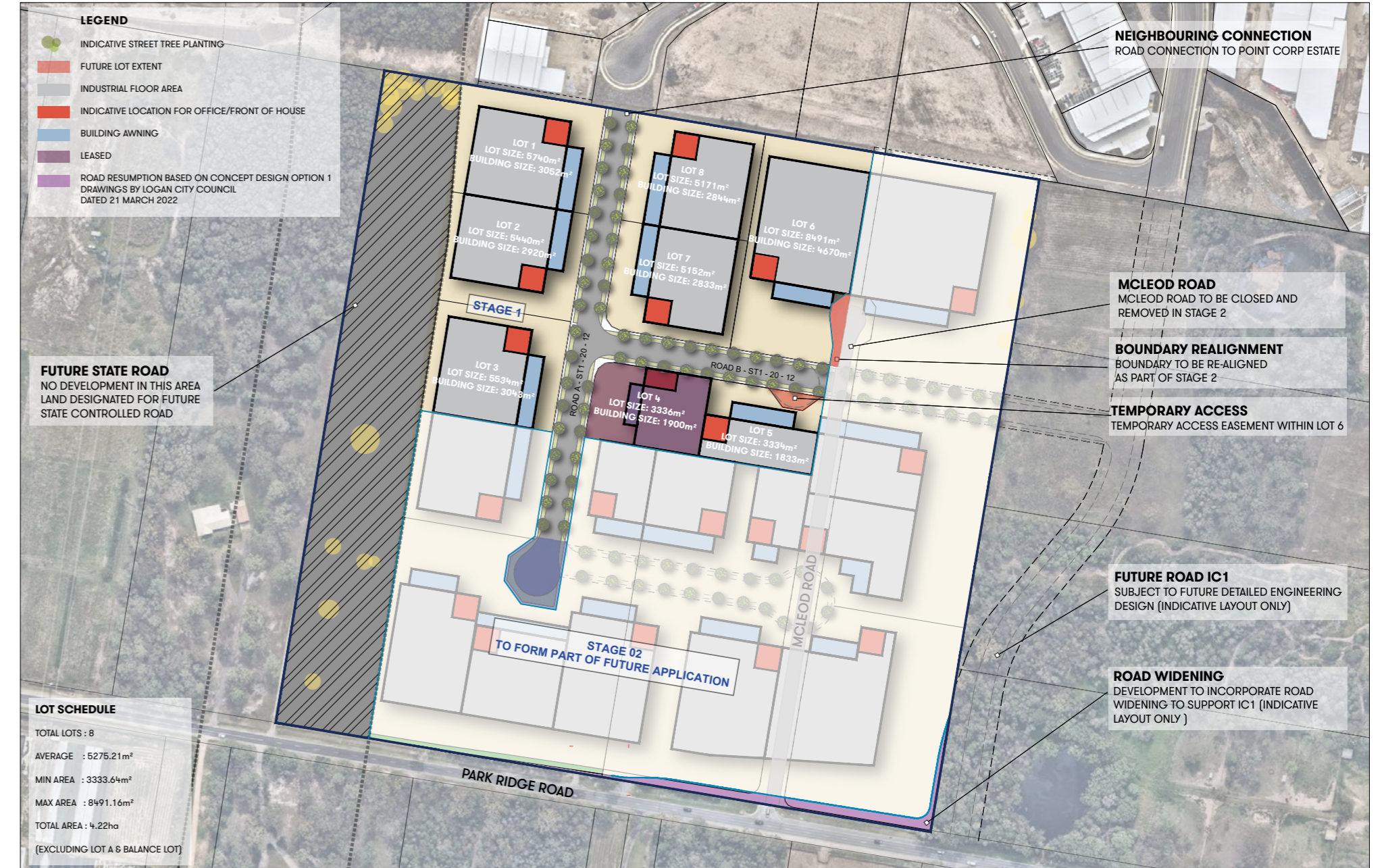
STAGE 1 LOT PLAN

Transit Industrial Estate provides the opportunity to be a part of a master planned logistics precinct with outstanding access to South East Queensland's major transport networks.

The masterplan illustrates the indicative layout for the future development of the full 36.4Ha site, which is being delivered across four development stages.

STAGE 1
Stage 1 (Lots 1, 2 & 4) are due for completion in Q4 2024.

THE TRANSIT INDUSTRIAL ESTATE CONNECTS TO THE CRESTMEAD/PARK RIDGE INDUSTRIAL PRECINCT, CONTRIBUTING TO THE ONGOING RAPID EXPANSION.





NOW AVAILABLE

LOT 1

OFFICE: 295SQM*

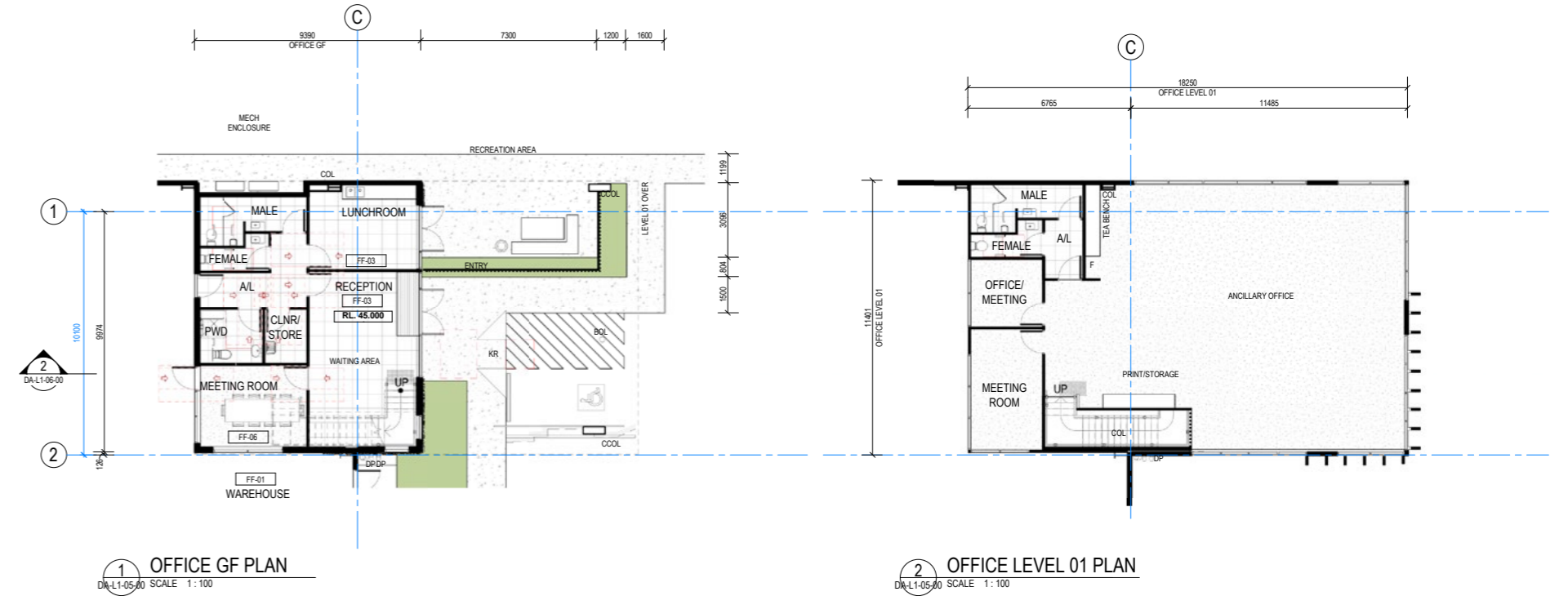
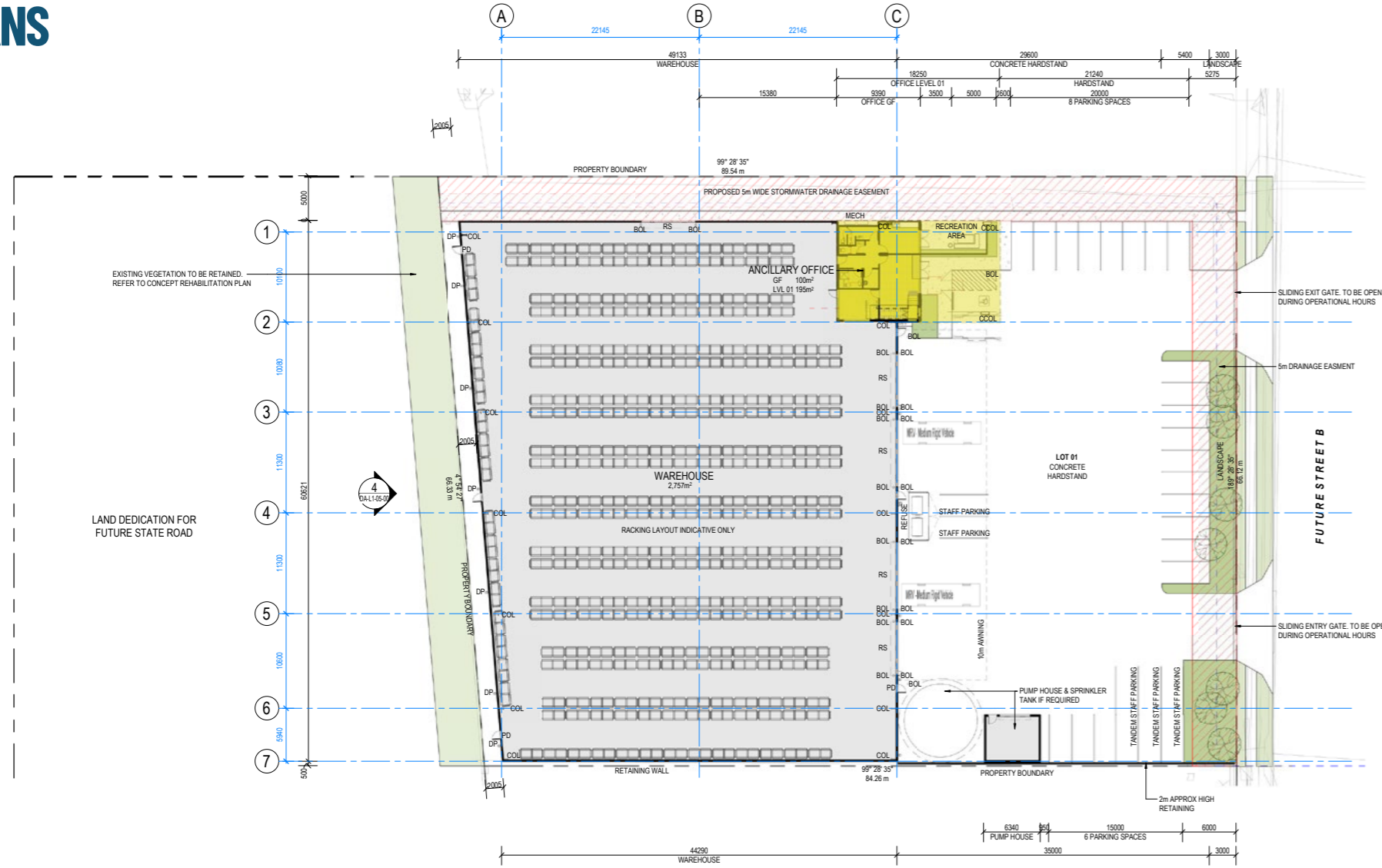
TOTAL BUILDING: 2,920SQM*

WAREHOUSE: 2,625SQM*

SITE AREA: 5,440SQM*



LOT 1 PLANS





NOW AVAILABLE

LOT 2

OFFICE: 295SQM*

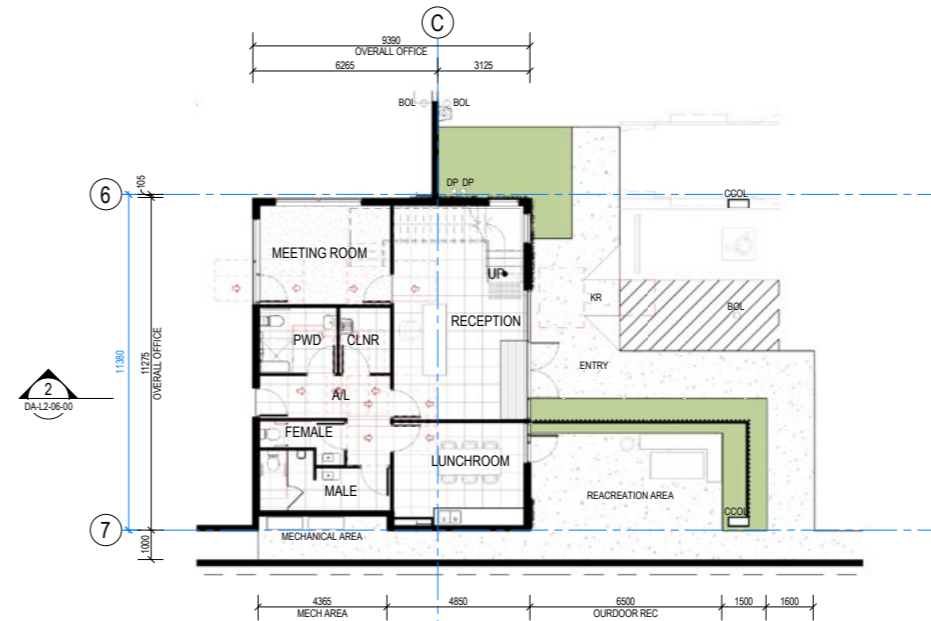
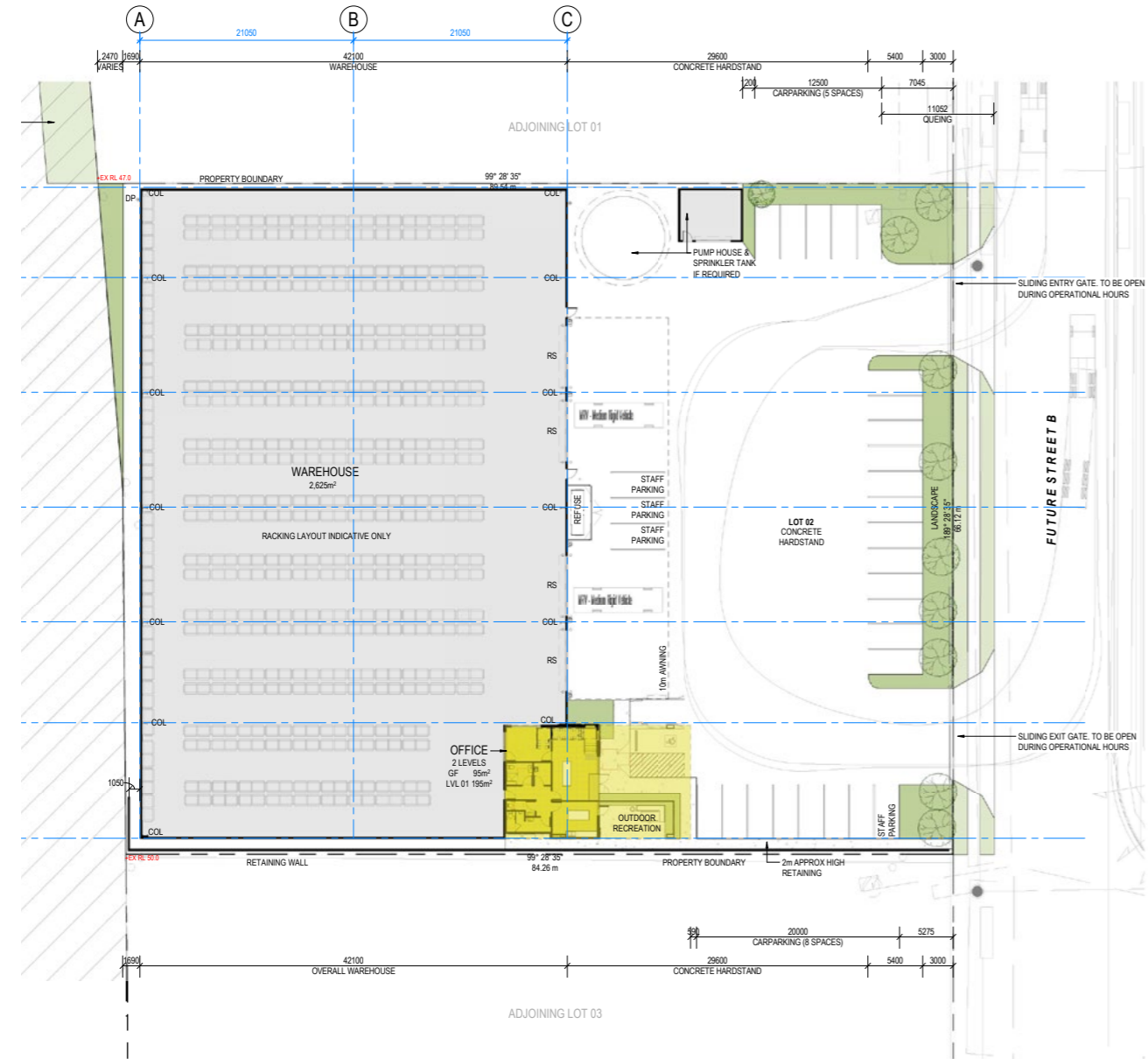
TOTAL BUILDING: 2,920SQM*

WAREHOUSE: 2,625SQM*

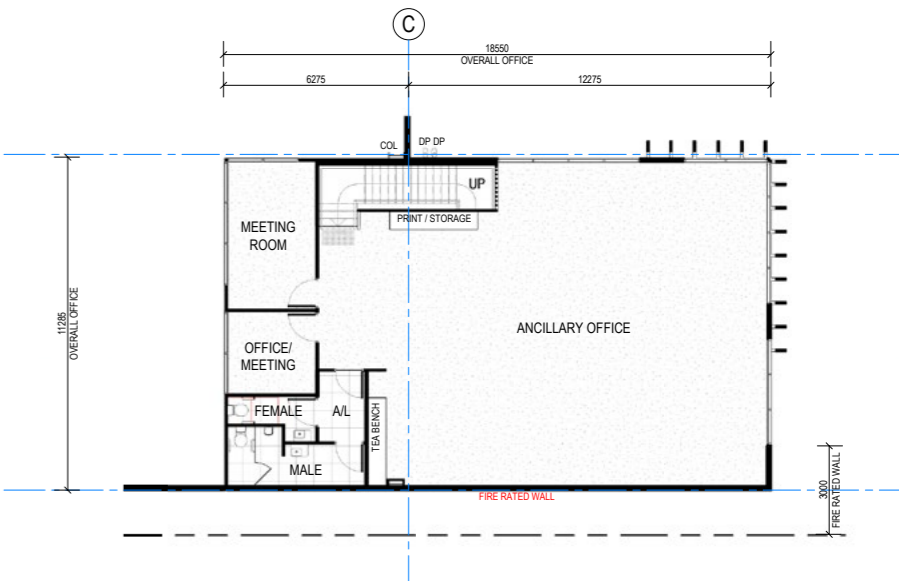
SITE AREA: 5,440SQM*



LOT 2 PLANS



1 OFFICE GF PLAN
 DA-L2-05-00 SCALE 1:100



2 OFFICE LEVEL 01 PLAN
 DA-L2-05-00 SCALE 1:100

BASE BUILDING**DESIGN SPECIFICATIONS****WAREHOUSE****CONCRETE SLAB**

- Burnished finished concrete slab flooring
- Conventional slab (no fibre)
- 7 tonne rack post load with 30Kpa UDL

STRUCTURAL STEEL

- Structural steel portal frame with zinc phosphate prime painted finish
- Internal clearance > 10M+

ROOF, GUTTERS & DOWNPIPES

- Zincolume roof sheeting
- Colorbond metal eaves gutters and PVC downpipes
- 10% of roof will be translucent roof sheeting to allow natural lighting
- Roof insulation blanket

EXTERNAL WALLS

- Concrete wall panels

ALL-WEATHER AWNINGS

- Both buildings will have 10M wide awnings
- Cantilevered awnings

ACCESS DOORS

- 2 x 6m wide x 5.5m high
- 2 x 7m wide x 5.5m high

EXTERNAL AREA**HARDSTAND**

- Container rated Hardstand - 20 KN/m² | Loading Strip - 8 tons

OFFICE**STRUCTURE**

- Concrete slab flooring with live load of 5 KN/m²

AIR CONDITIONING

- Yes

EXTERNAL WALLS & WINDOWS

- Internal partitions to be comprised of plasterboard on stud or concrete panel, with external paint, aluminum framed window systems with a powder coat finish.
- Combination of exposed and concealed powdercoated aluminium framed glazed windows

ROOFING

- Zincolume roof decking

FLOORING

- L01 - Office Carpet | wet area - Porcelain tile
- L00 - Office Carpet | wet area - Porcelain tile

AMENITIES

- Separate male and female toilets facilities

SERVICES**POWER SUPPLY**

- Single and Three Phase power available to all sites

LIGHTING

- Recessed LED fittings to offices & amenities
- Overhead LED high bay or low bay lighting to warehouse & canopy
- External lighting: mounted LED floodlighting
- Lux levels: 160 lux to passage ways connected to light and motion sensors
- Office: 400 lux average light level to general office areas, 250 lux to amenities
- Warehouse: Motion sensors providing average 200 lux light level at 800mm above FFL throughout the warehouse

HVAC SYSTEM

- Slab suspended heating, ventilation, air- conditioning (HVAC) system servicing mezzanine office areas

FIRE SERVICES

- Early Suppression Fast Response (ESFR)

Further information regarding the design specifications can be obtained by contacting one of the exclusive leasing agents below.

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[VIEW LISTING](#)