



Acacia Ridge Business Park

30 Fox Road
Acacia Ridge, QLD

INFORMATION MEMORANDUM

A photograph of two men standing on a blue industrial staircase with red railings. The man on the left is wearing a yellow hard hat, a grey vest over a white shirt, and dark trousers. The man on the right is wearing a blue hard hat, a blue suit jacket over a light blue shirt, and blue trousers. They are both holding and looking at documents. The background is a blue corrugated metal wall.

Brand new logistics hub
centrally located
at the heart of Brisbane

Unlocking Potential

A new benchmark in industrial design

ESR Acacia Ridge Business Park will deliver three new warehousing facilities designed to provide the best possible work space for our customers.

Each building provides high - quality office work spaces and staff amenity areas, to create a desirable work environment.

All warehouse areas have been designed to provide highly efficient racking capacity, to ensure that maximum volumetric capacity is achieved.

Reduced occupancy costs

Through intelligent design, the estate will see lowered occupancy costs, with all facilities being built to the new 4 star Green Star rating system. Customers will benefit from decreased power and water consumption levels, allowing for more efficient production and reduced costs

Competitive Advantage

Acacia Ridge Business Park is located in the established precinct of Acacia Ridge.

Located only minutes from the Acacia Ridge Intermodal Terminal, Brisbane's link to the Inland Rail, which is set to be the freight backbone of Australia's East Coast.

The estate offers direct access to major transport networks, connecting the area to Brisbane's Airports, Port, Gold Coast and growing Western Corridor.

Key Features



- ✓ The first stage of the redevelopment is due for completion Q4, 2023
- ✓ Speculative development which ensures certainty upon delivery
- ✓ Functional spaces with modern onsite amenities
- ✓ Cutting-edge architecturally designed offices
- ✓ Flexible tenancy areas from 5,300sqm – 42,000sqm
- ✓ Close proximity to major motorways, including direct links to the Ipswich Motorway, Logan Motorway, Pacific Highway and Gateway Motorway
- ✓ Large workforce availability in surrounding suburbs
- ✓ Close proximity to the Inland Rail network infrastructure

Key Features



All facilities within the estate will feature:

- ✓ Electric vehicle charging stations
- ✓ Energy consumption management systems
- ✓ LED lighting
- ✓ Facilities designed with low-emission, environmentally sustainable materials
- ✓ Ability to cover the whole roof with solar panels, maximising each tenant's ability to rely on renewable power
- ✓ Rainwater tanks linked to restrooms and landscape irrigation
- ✓ Roofing installation with a high Solar Reflective Index

Location



Nearby Amenities

Shopping

Within 10 mins

- Acacia Marketplace Shopping Centre
- Sunnybank Hills Shopping Centre
- Pinelands Plaza
- Calamvale Central
- Central Park
- Compton Centre

Nearby Amenities

- 16x Fitness Centres within 5km
- 18x Childcare Facilities and Schools within 3km
- 1km to Bunnings
- 2x TAFE within 5.5km
- 200m to IGA

Cafes & Restaurants

Within 10 mins

- Acacia Cafe
- Acacia Coffee Co.
- Zarraffa's
- Cafe Myrrh
- Rainbow Thai
- Lido Chinese Restaurant
- Guzman Y Gomez
- Subway

Connectivity

- 8 mins to Gateway Motorway
- 10 mins to Ipswich Motorway
- 10 mins to Logan Motorway
- 14 mins to Pacific Highway
- 3km to Acacia Ridge Intermodal
- 3.5km to Archerfield Airport

Sustainability

ESR Acacia Ridge Business Park's vision is to provide an industrial estate that establishes a new benchmark for sustainable premium logistics estates in Queensland, that is sustainable, energy-efficient and eco-friendly.



Minimum 4 star Green Star

certified facilities throughout the estate
(Green Star V1 2022)



Solar PV Arrays

As part of our base build, each tenancy is provided with a 100kW solar system with the ability to increase that capacity upon request



Electric Car Charging Stations

Electric car charging stations with a designated parking bay and clear signage



Staff Wellbeing

Each tenancy is provided an End-of-Trip facility and outdoor breakout areas to benefit on-site workers

Sustainability



Native Vegetation

All landscaping provided will be native vegetation



Rainwater Harvesting & Reticulation

An appropriately sized rainwater harvesting tank will be provided, with reticulation of rainwater to all toilets, urinals, and local landscape irrigation



Energy Consumption Tracking

A management system will be installed to monitor and track energy consumption and establish trends and profiles to assist building energy management



Drip Irrigation System

Drip irrigation system will be installed to all landscaping to minimise water use, with appropriate native low water demand plantings selected



LED Lighting

All lighting will be LED in the Warehouse and Office



Water Efficient Fittings

Selected water efficient fittings of a minimum WELS rating of 4 Star for taps, 4 Star for urinals, 3 Star for showers, and 4 Star for water closets



Natural Sunlight

High levels of natural sunlight to all occupied spaces



Reduction of Heat Island Effect

A light colour roof (zincalume), with a high Solar Reflective Index (SRI) value of 55, will be installed to the Warehouse/Office roof which will reduce the heat island effect

Sustainability



Metering

Metering will be provided for lighting, power, and HVAC, with separate sub-metering for warehouse and office spaces



Low Off-Gassing Properties

Paints, sealants, adhesives, carpets, coverings and furniture which have low off-gassing properties (low VOC, low formaldehyde)



Stormwater Management Plan

Facilities will comply with a Stormwater Management Plan in accordance with Brisbane City requirements



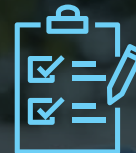
Composite Timbers

Composite timbers which have low formaldehyde emissions levels.



Waste Management

Facilities will have dedicated areas for waste which include separate bins for general, recycle and organic waste



Environmental Management Plan

All construction activities will be managed via the implementation of an approved Environmental Management Plan

Flythrough



Click on the image above to watch the full flythrough video

Concept Perspective



Concept Perspective



Concept Perspective



Concept Perspective



Master Plan

TOTAL BUILDING AREA 72,639m²

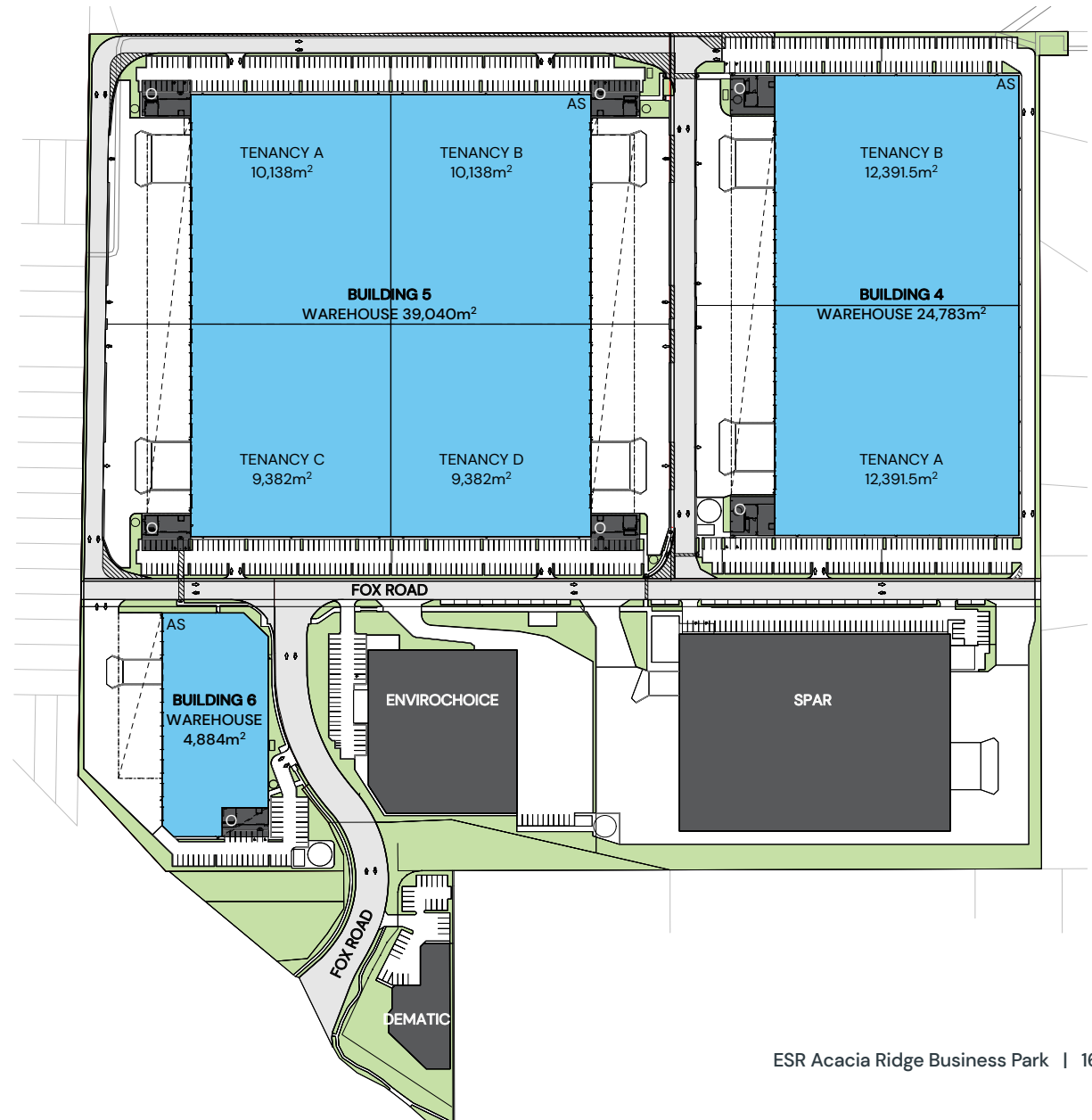
Total Warehouse 69,139m²

Total Office 3,500m²

3m Awning (B5) 49m²

20m Awning (B4, B5, B6) 12,430m²

Total Carparking Provided
(B4, B5, B6) 584 spaces



Building 4

NET SITE AREA **44,824m²**

Total Building Area 27,783m²

Total Warehouse 24,783m²

Tenancy A

Warehouse 12,391.5m²

Office 500m²

Tenancy B

Warehouse 12,391.5m²

Office 500m²

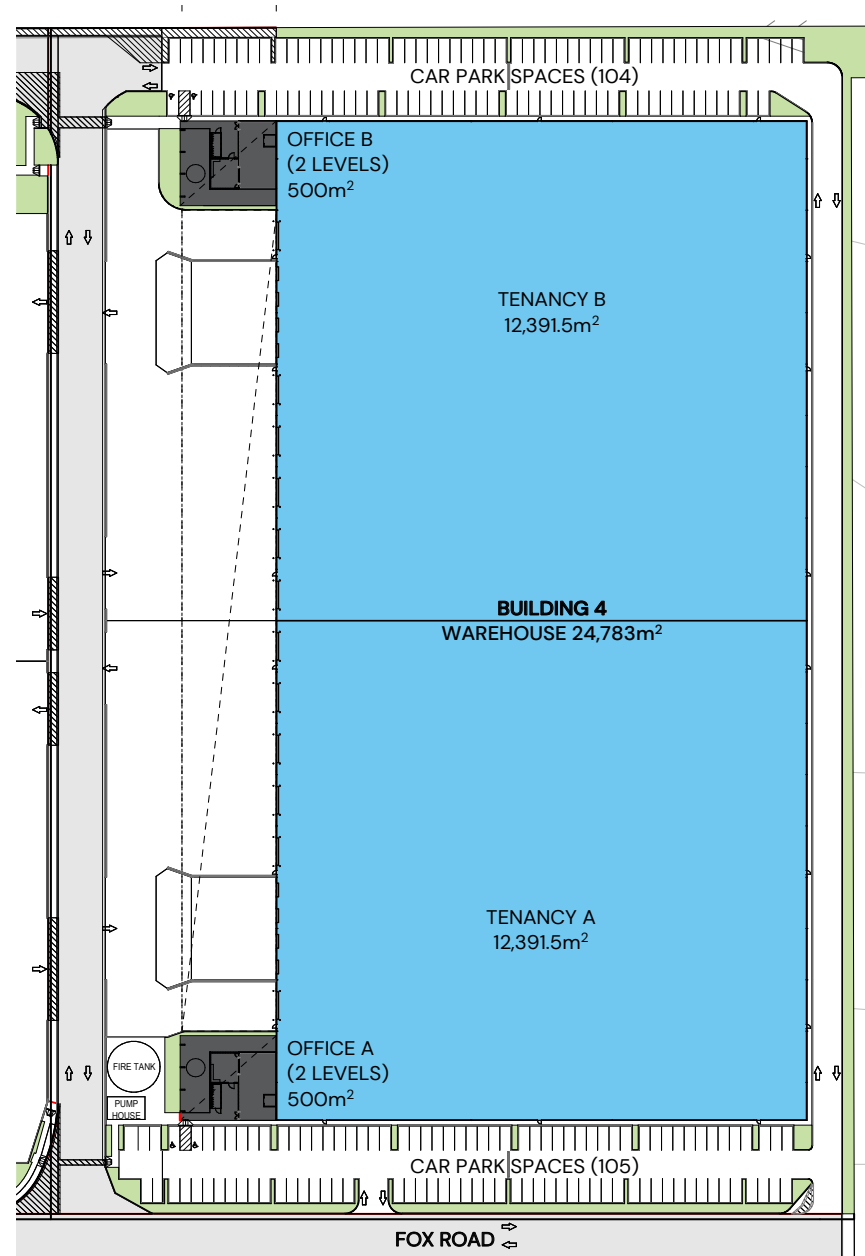
Total Car Parking Provided **209 spaces**

Tenancy A Car Spaces 104 spaces

Tenancy A EV Spaces 6 spaces

Tenancy B Car Spaces 105 spaces

Tenancy B EV Spaces 6 spaces



Building 5

NET SITE AREA 70,723m²

Total Building Area 41,040m²

Total Warehouse 39,040m²

Tenancy A

Warehouse 10,138m²

Office 500m²

Tenancy B

Warehouse 10,138m²

Office 500m²

Tenancy C

Warehouse 9,382m²

Office 500m²

Tenancy D

Warehouse 9,382m²

Office 500m²

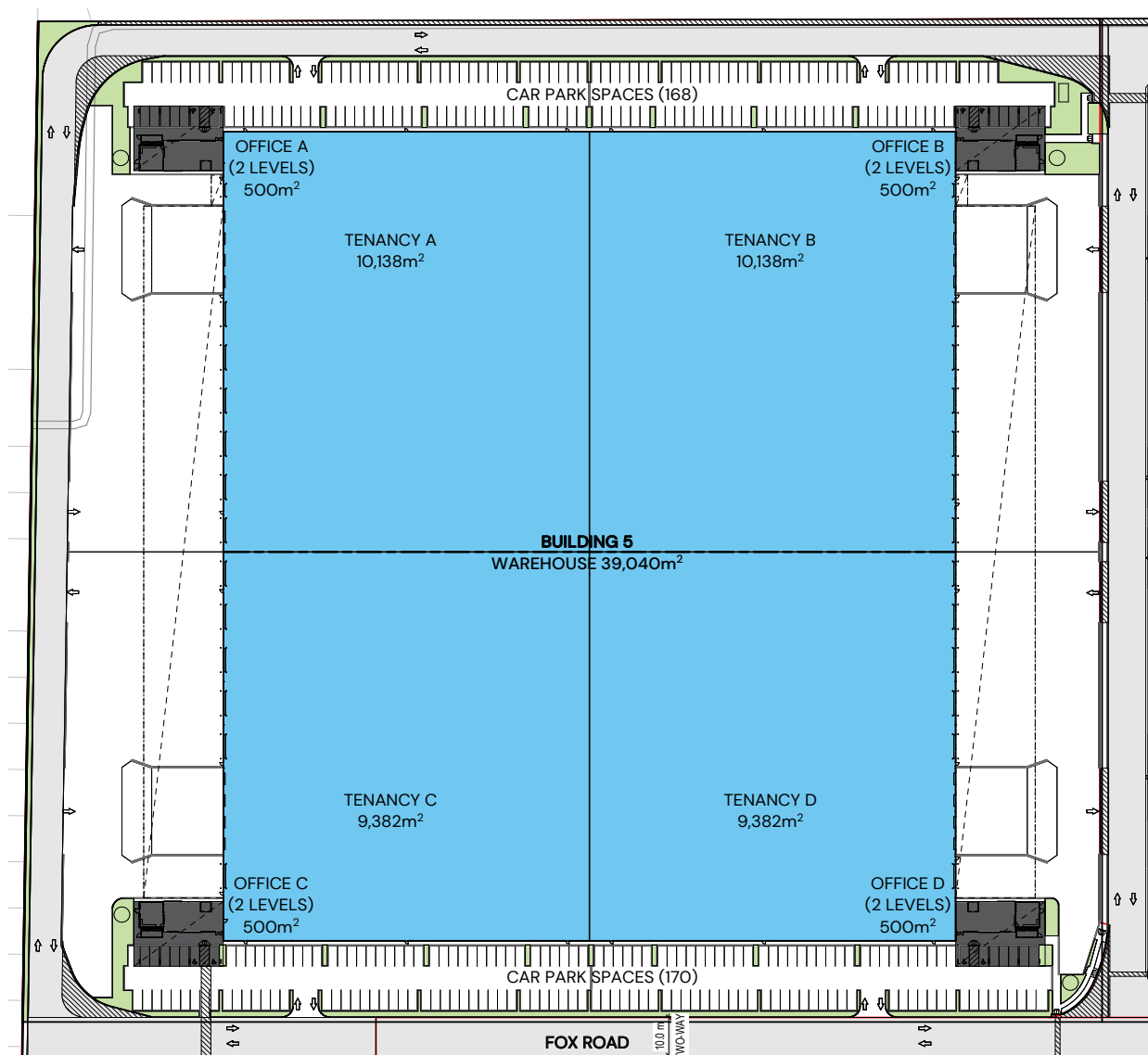
Total Carparking Provided 338 spaces

Tenancy A EV Spaces 5 spaces

Tenancy B EV Spaces 5 spaces

Tenancy C EV Spaces 5 spaces

Tenancy D EV Spaces 5 spaces



Building 6

NET SITE AREA 11,827m²

Total Building Area 5,300m²

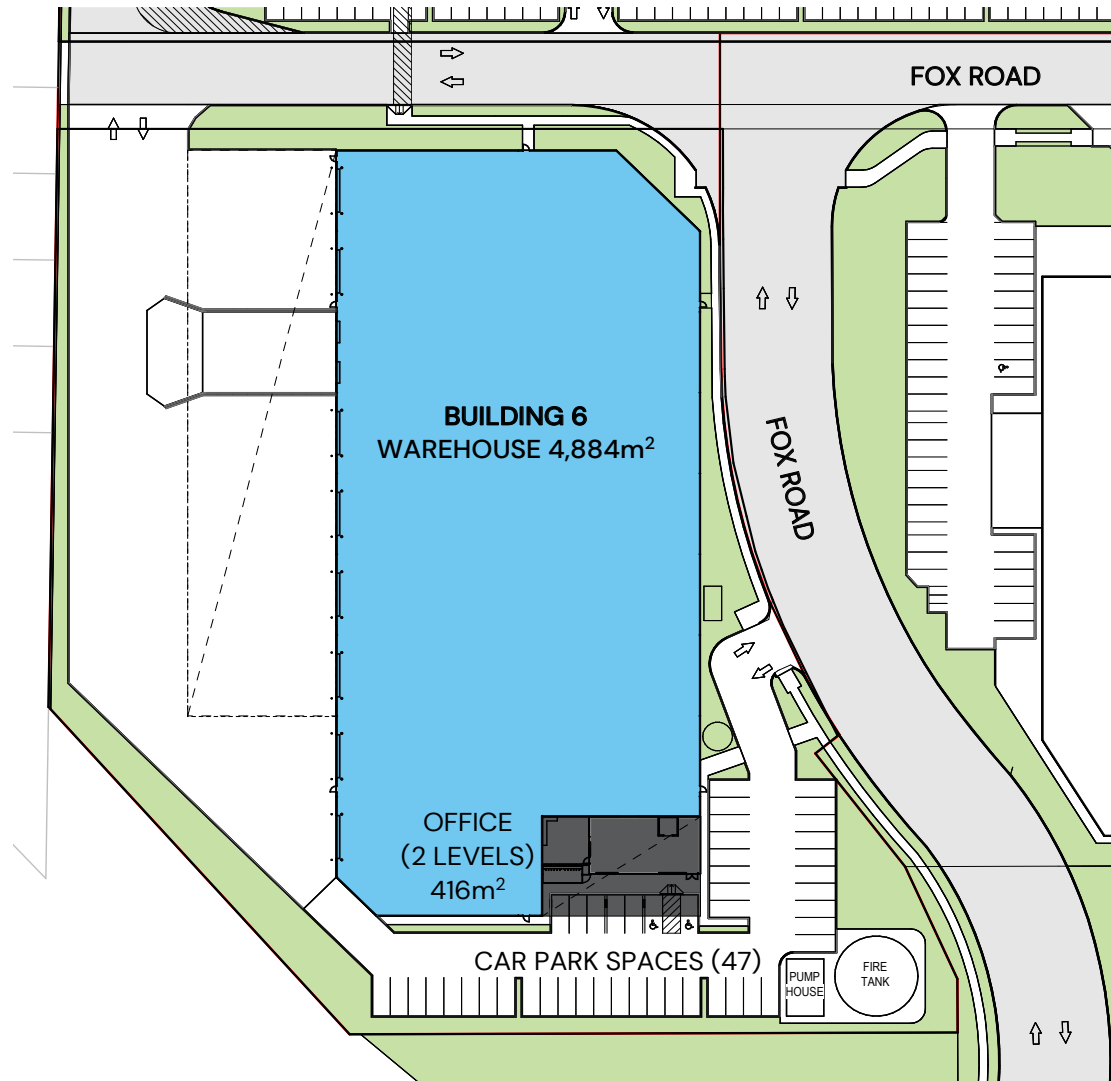
Warehouse 4,884m²

Office 416m²

Total Car Parking Provided 51 spaces

Car Spaces 47 spaces

EV Spaces 4 spaces



About ESR Australia

ESR Australia is a leading manager of industrial and business park real estate with assets under management of more than A\$12.7 billion, and a robust pipeline of developments underway.

ESR Australia also has established funds management capabilities with long term relationships with global institutional investors.

We are part of the largest real asset manager powered by the New Economy.



A\$12.7 bn

Assets Under Management



3.8 m^{sqm}

Gross Lettable Area



A\$6.6 bn

Development Pipeline



2.1 m^{sqm}

Development Pipeline



450+

Customers



120+

Inhouse Experts

*as at July 2022. Includes ARA Australia portfolio

Space and
Investment
Solutions for
a Sustainable
future.



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