

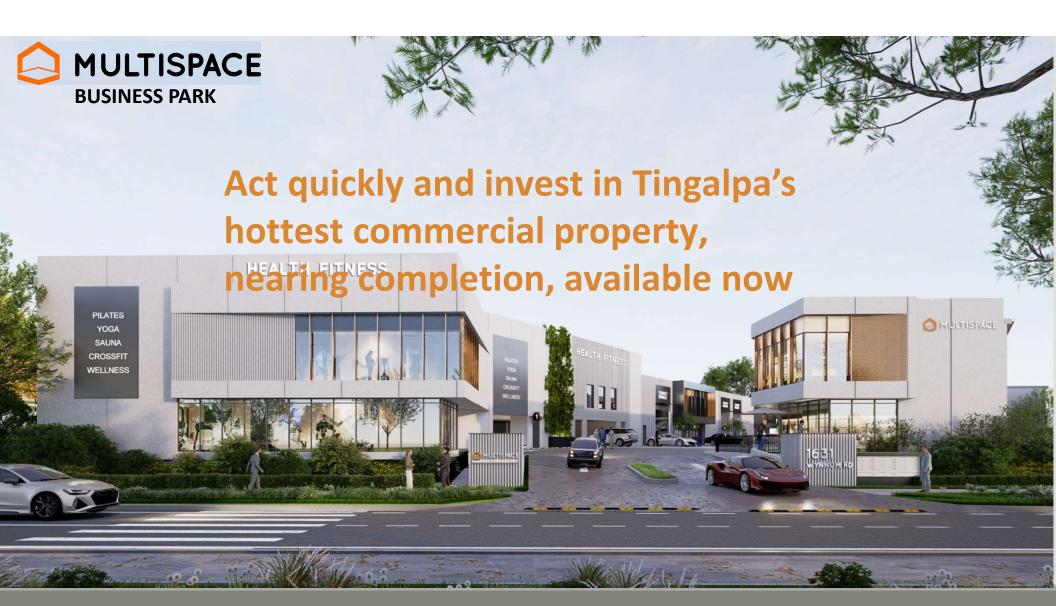
# INFORMATION MEMORANDUM

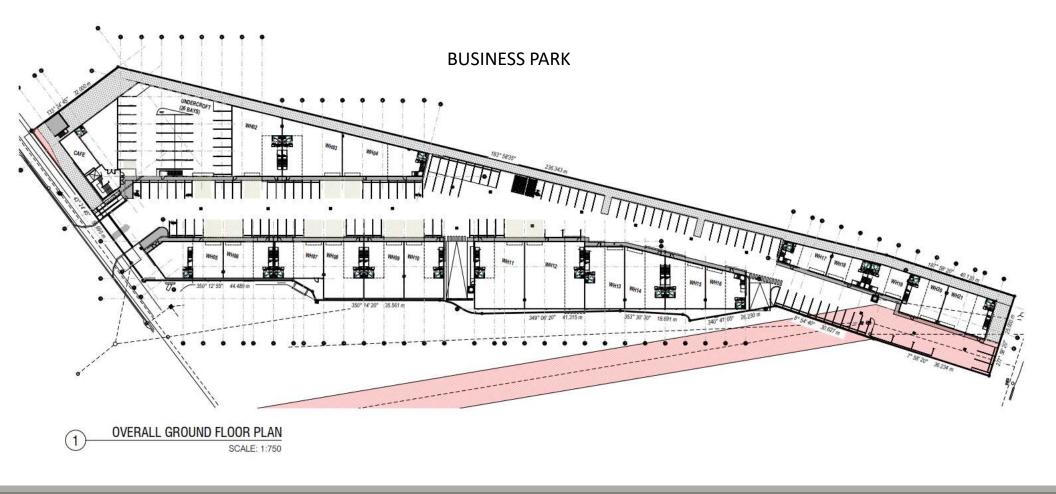


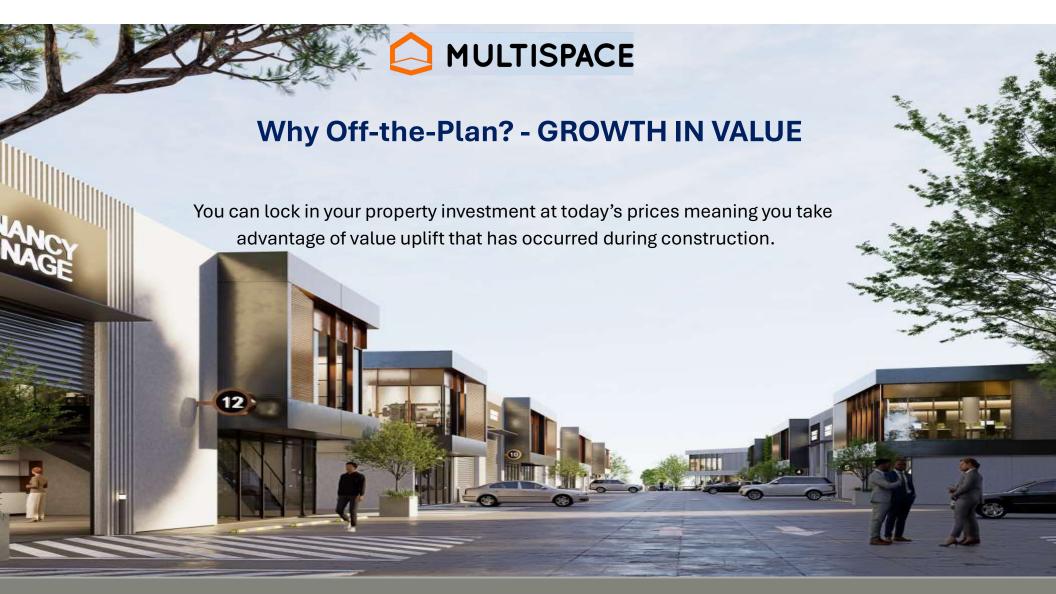
# 1631 WYNNUM ROAD

TINGALPA Qld, 4173









Double main road exposure with quick access to major arterials.

Pre-title contracts now available!

Ideal for small businesses, tradespersons, storage and corporate style users.

This is the final stage of a successful industrial business park with the prior stages having fully sold.

Act fast !!



# **EXECUTIVE SUMMARY**

1631 Wynnum Road, Tingalpa 4173

20 Warehouse / Offices & 1 Gym / Fitness Centre

**FLOOR SPACE** 

140 Sqm- 486 Sqm

**GYM** 

1467 Sqm

**CARPARKING** 

124 Spaces

**POTENTIAL INCOME** 

5%+



# **THE OPPORTUNITY**



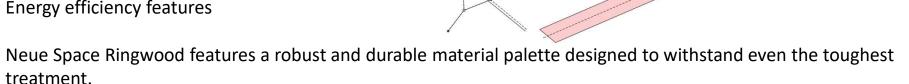
Multispace Business Park in Tingalpa offers a perfect blend of modern design and functionality. The park consists of 20 modern Warehouses with offices as well as a large Gym/ Fitness complex featuring clean lines, expansive glass panels, and sleek metallic finishes, creating a bright, professional environment.



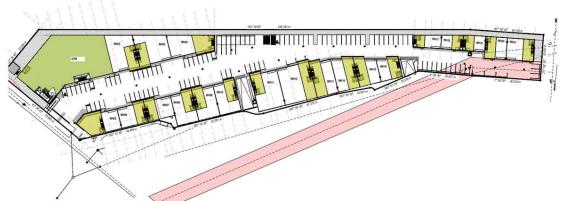
Each unit is designed for versatility, with large roller doors and ample parking, Ground and mezzanine office area with kitchenette and bathroom amenities, catering to diverse business needs. Strategically located in a thriving commercial area, Multispace Business Park is the ideal space for forward-thinking businesses.

### **FEATUERS**

- 5m Roller Door Clearance.
- 8.7m Ceiling Heights.
- **Energy efficiency features**



- The tilt-slab concrete structure is complemented with contemporary bronze cladding.
- Generous floor-to-ceiling windows cross two-story frame views allowing abundant light to fill the workspaces.





Mutilspace Business Park is located close to the Brisbane CBD, Gateway Motorway, Brisbane Airport and Port of Brisbane. It offers ample parking, proximity to multiple other shops, businesses, food and fuel outlets.

It's brand-new striking design gives the right impression for any growing business.



**OUTGOINGS PA** 

\$44,037

\$11,106

\$10,665

\$10,692

\$10,809

\$7,143

\$7,143

\$8,295

\$8,295

\$8,232

\$11,148

**UNIT No** 

GYM B1

WH2

WH3

WH4

WH5

WH6

WH7

WH8

WH9

WH10

WH11

# **FINANCIALS**

Outgoings include- Body
Corporate fees/ Rates &
Utilities

Note: these figures are estimates only and may be subject to change as Development nears completion

UNIT No	OUTGOINGS PA
WH12	\$14,589
WH13	\$10,296
WH14	\$9,408
WH15	\$8,058
WH16	\$6,150
WH17	\$4,206
WH18	\$4,227
WH19	\$4,542
WH20	\$6,330
WH21	\$7,410

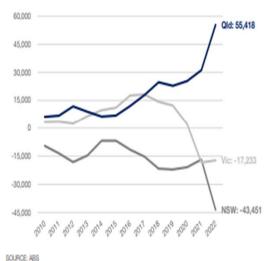


# A Booming Population

With a population of around **3.8 million**, the SEQ region is set to grow by another **1.65 million by 2041**.

Brisbane, Gold Coast and the Sunshine Coast account for 70% of net interstate migration to Queensland which has been rising for over a decade and reached a historical high of **55,000 people** in 2022.

#### NET INTERSTATE MIGRATION

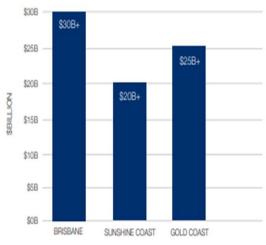


# Significant Infrastructure Investment

The **total infrastructure pipeline** for Brisbane, Gold Coast and Sunshine Coast is currently **\$75+ billion** – the greatest concentrated infrastructure boom SEQ has experienced.

The recently finalised SEQ "City Deal" is the largest in the nation and is estimated to be worth \$58 billion to the local economy. Furthermore, confirmation that Brisbane and the surrounding SEQ region will host the 2032 Olympics is shoring up and will boost this pipeline substantially.

#### SOUTH EAST QUEENSLAND INFRASTRUCTURE PIPELINE



SOURCE: THE URBAN DEVELOPER



#### WHY INVEST IN TINGALPA

Tingalpa, Lot 904/1631 Wynnum Road is strategically situated in the southern trade coast industrial precinct. Excellent east/west and north/south accessibility is provided by this central Southern location, thanks to the Gateway Motorway, Airport Link, and Clem Jones tunnels, which connect to Brisbane Airport and the southern parts of Brisbane. With its advantageous position near Brisbane Airport and only 12 kilometers from Brisbane CBD, Tingalpa enjoys excellent connectivity for logistical purposes.





## **LOCATION OVERVIEW**

Tingalpa stands out as a strategically positioned and highly desirable industrial area in Brisbane. It benefits from its proximity to key locations such as the Port of Brisbane, Gateway Motorway, and Brisbane City. The units offer a variety of sizes, showcasing a professional appearance and the flexibility to cater to diverse users, whether they be tenants, investors, or owner-occupiers.

# **DISCLAIMER**

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Prospective purchasers are advised to rely on the terms of a contract of sale and formal disclosure statement, and should conduct their own due diligence and inquiries regarding any property under consideration for acquisition.



MULTISPACE BUSINESS PARK , 1631 WYNNUM ROAD TINGALPA

# **GET IN TOUCH**

Don't miss out on the opportunity to secure a premium unit development in the highly sought-after Tingalpa Industrial area at Lot 904/1631 Wynnum Road. Benefit from flawless connectivity and unparalleled exposure to Wynnum Road & Manly Road. For further information and /or inspections

Please contact Agents....or click link to submit an Expression of Interest https://form.jotform.com/242527032303848

