

# 303

# LOGISTX

Two warehouses. One considered address.

STAPYLTON / YATALA ENTERPRISE AREA



TWO PROPOSED UNITS / APPROX. 867.6 m<sup>2</sup> EACH

\$4,338,000 + GST per unit

## A DEVELOPMENT OF JUST TWO

# Space to work. Room to grow.

A substantial warehouse. A dedicated office. A clear place for your business to call its own.

303 LogistX proposes two warehouse-and-office units within Stage 3 of LogistX Business Park. Each combines approximately 607 m<sup>2</sup> of warehouse space with offices across two levels.



Artist's impression. Indicative only.

2

PROPOSED UNITS

867.6 m<sup>2</sup>

APPROX. PER UNIT

2,402 m<sup>2</sup>

TOTAL SITE AREA

22

PROPOSED SITE CAR SPACES

## A BASE FOR SOUTH EAST QUEENSLAND

# One base. Two major markets.

Place your business between Brisbane and the Gold Coast, within the Yatala Enterprise Area.

## 01 Serve both cities

Reach customers, suppliers and projects across Brisbane and the Gold Coast from one operating base.

## 02 Connect to the freight network

Access the M1 and wider Logan and Gateway motorway network, with onward road connections to Brisbane's port and airport.

## 03 Work within an industrial precinct

Join an established area of industrial and warehousing businesses, positioned to support regional trade and distribution.

Sources: EkkoPoint, LogistX Stage 3; LogistX estate information; ARRC, Our precinct.

## REGIONAL CONNECTIONS

## BRISBANE

Airport / Port / Metropolitan markets

M1 + wider motorway network

Logan and Gateway connections

# 303

## LOGISTX

STAGE 3 / STAPYLTON

## GOLD COAST

Regional business & customer markets

Regional relationship diagram. Not to scale.

## THE LONGER-TERM LOCATION STORY

# Positioned for the region's next chapter.

## 6 million

**PROJECTED SEQ POPULATION BY 2046**

ShapingSEQ 2023 anticipates a regional population of around six million by 2046, approximately 2.2 million more people than in 2021.

### A growing customer base

For businesses serving South East Queensland, this growth could expand the customer base for distribution, storage, trade supply and business services. LogistX offers a position between two major metropolitan markets.

## 45 km

**PLANNED COOMERA CONNECTOR CORRIDOR**

The Coomera Connector (M9) is intended to provide an alternative to the M1 between Loganholme and Nerang, adding road capacity and easing pressure on the existing corridor.

### Proposed Burnside Road interchange

TMR's future-stage plans include an interchange at Burnside Road. This is a relevant future connection for the LogistX precinct, with potential to broaden regional access as the corridor is delivered.

September 2026: Stage 1 North is open. The northern corridor remains in planning; future delivery and timing depend on government decisions. Population figures are regional projections, not forecasts of property returns.

Sources: Queensland Government, ShapingSEQ 2023; TMR, Coomera Connector program and future stages. Checked 26 September 2026.

## LOGISTX BUSINESS PARK

# Your place in Stage 3.

Positioned within the Yatala Enterprise Area, between Brisbane and the Gold Coast.

Lot 303 is identified in the Stage 3 land release, with frontage to proposed Anson Street. The broader estate address is 429 Burnside Road, Stapylton, Queensland.

## LOT 303

2,402 m<sup>2</sup> site area

Approx. 42.1 m street frontage

### STAGE 3 / LOT LOCATION

Indicative precinct locator

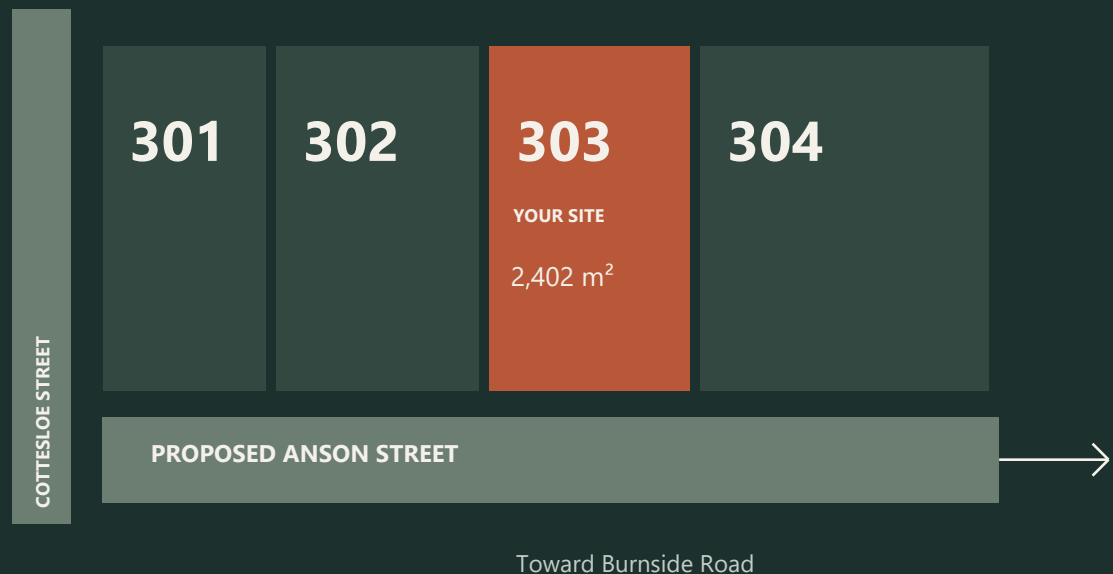


Diagram shows Lot 303 and immediate context only. Other lots are shown for orientation. Not to scale; boundaries and road names subject to final survey.

Location context: LogistX / EkkoPoint Stage 3 project information. Lot position and frontage: supplied survey SP345828 and Lot 303 disclosure plan, 1 May 2026.



## A strong arrival. A practical layout.

6 m × 6 m

ROLLER DOOR TO EACH UNIT

Large openings shown on the concept plan.

5 m

PROPOSED FRONT AWNING

An awning above the front loading approach.

2

VEHICLE CROSSOVERS

Entry and exit points shown at the site frontage.

22

PROPOSED SITE CAR SPACES

On-site parking, including accessible spaces.

## TWO PROPOSED WAREHOUSE + OFFICE UNITS

# Choose your next business address.

## UNIT T01

## 867.6 m<sup>2</sup>

APPROXIMATE TOTAL FLOOR AREA

|                      |                    |
|----------------------|--------------------|
| Warehouse / industry | 607 m <sup>2</sup> |
| Ground-floor office  | 107 m <sup>2</sup> |
| First-floor office   | 153 m <sup>2</sup> |

## \$4,338,000

+ GST per unit

\$5,000/m<sup>2</sup> + GST

## UNIT T02

## 867.6 m<sup>2</sup>

APPROXIMATE TOTAL FLOOR AREA

|                      |                    |
|----------------------|--------------------|
| Warehouse / industry | 607 m <sup>2</sup> |
| Ground-floor office  | 107 m <sup>2</sup> |
| First-floor office   | 153 m <sup>2</sup> |

## \$4,338,000

+ GST per unit

\$5,000/m<sup>2</sup> + GST

Asking prices are based on the stated concept-plan total of 867.6 m<sup>2</sup> per unit. Component areas above are rounded to the nearest m<sup>2</sup>. All areas are approximate; final design, measurement and sale terms are subject to confirmation.

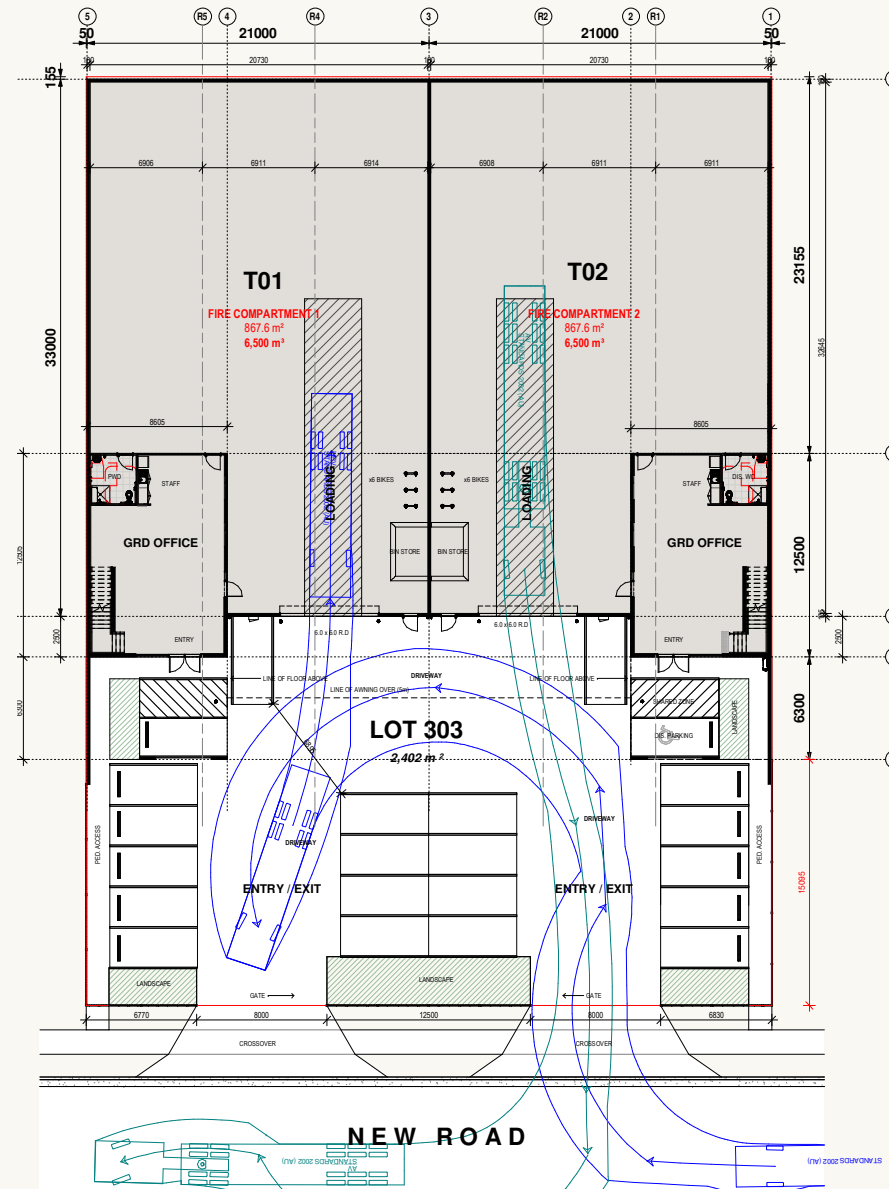
## THE PROPOSED LAYOUT

# Built around day-to-day use.

Two warehouse spaces sit side by side, with ground-floor offices at the front and loading access through a roller door to each unit.

- 01** Ground-floor office entries
- 02** Warehouse loading areas
- 03** Front parking and vehicle access

Concept plan only. Vehicle paths are indicative. Final access, parking allocation and approvals are subject to confirmation.



Drawing extract: ATP Design Studio, project 26-033, A01, Issue 1, 27 August 2026. Reproduced at reduced scale; do not scale from this brochure.

## WAREHOUSE + WORKPLACE

# Bring the whole business together.

Offices across two levels create space for the people who keep your operation moving.

The concept includes ground-floor office entries and first-floor open office areas, together with staff facilities and amenities.

## Approx. 260 m<sup>2</sup>

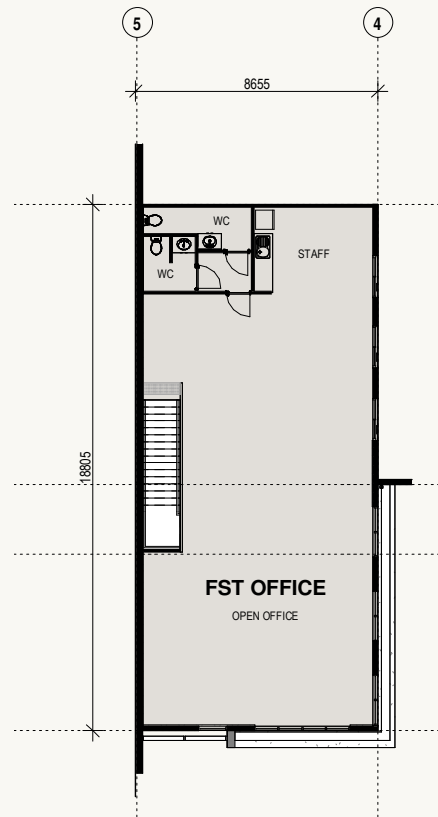
COMBINED OFFICE AREA PER UNIT

Office areas rounded. Final fit-out, services and finishes are subject to the agreed specification.

Drawing extracts: ATP Design Studio, project 26-033, A01, Issue 1, 27 August 2026. Concept plans only. Not to scale.

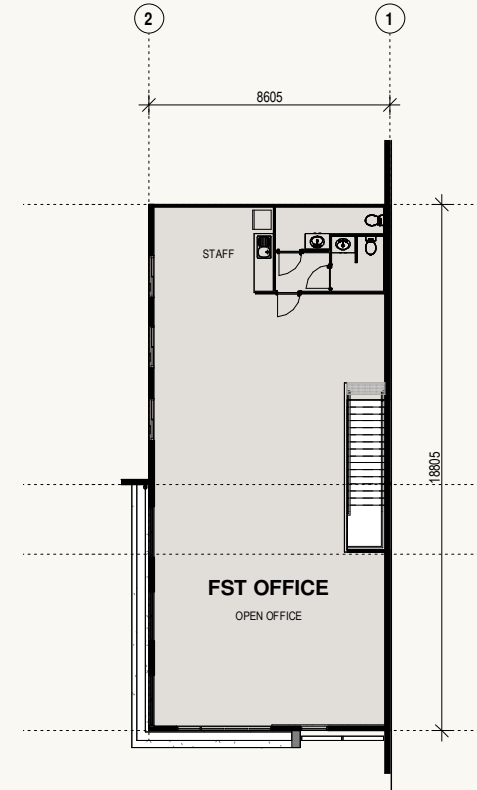
### T01

#### PROPOSED FIRST FLOOR



### T02

#### PROPOSED FIRST FLOOR



Ground-floor offices are shown on the preceding page.



Artist's impression. Indicative only.

#### BUYER INFORMATION

This brochure presents a proposed development using concept drawings. Areas, layouts, finishes, landscaping and visualisations are indicative and may change. Images may show items that are not included in the sale.

Final specifications, approval status, title structure, parking allocations and construction and completion dates are to be confirmed. Any sale is subject to an agreed contract. Buyers should review the current plans and contract documentation.

303 / LOGISTX

STAGE 3 / STAPYLTON

# Make your next move.

Discuss the plans and presale opportunity.

Somah Thong

0421 804 305

Two proposed units

Approx. 867.6 m<sup>2</sup> each

\$4,338,000 + GST per unit

Design & visualisations: ATP Design Studio.  
Plan: 26-033 / A01 / Issue 1 / 27 August 2026.  
Prepared September 2026.