



INFORMATION MEMORANDUM



SmartStores @Citiswich



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Welcome to SmartStores @Citiswich



A Vision of Premium Industrial Growth

SmartStores@Citiswich is set to redefine industrial spaces in Bundamba's thriving industrial hub. Designed with a vision to offer high-end, versatile units that cater to diverse businesses, this development combines superior design, functionality and connectivity.

Our aim is to create a space where businesses can grow and thrive in a strategic location with access to Brisbane's key transport routes and surrounding regions.



50 WORKSTORES

UNITS RANGING FROM 95 m² TO 462 m²

8km FROM IPSWICH CBD

34.3 km FROM BRISBANE CBD

2mins TO WARREGO HIGHWAY AND IPSWICH MOTORWAY

5mins TO CUNNINGHAM HIGHWAY



YOUR HUB FOR GROWTH OPPORTUNITIES

The Future of Industrial Spaces

Located in one of Brisbane’s fastest-growing industrial precincts, SmartStores@Citiswich presents an outstanding opportunity for businesses seeking premium spaces for both sale and lease.

With unit sizes ranging from 95m² to 462m², this development offers flexibility, state-of-the-art amenities and a strategic location to serve a wide array of business needs. Whether you’re a small business, tradesperson or corporate user – these units are designed to accommodate all.

SMARTSTORES@CITISWICH IS PERFECT FOR

Small businesses

Trades

SMSF investors

E-Commerce businesses

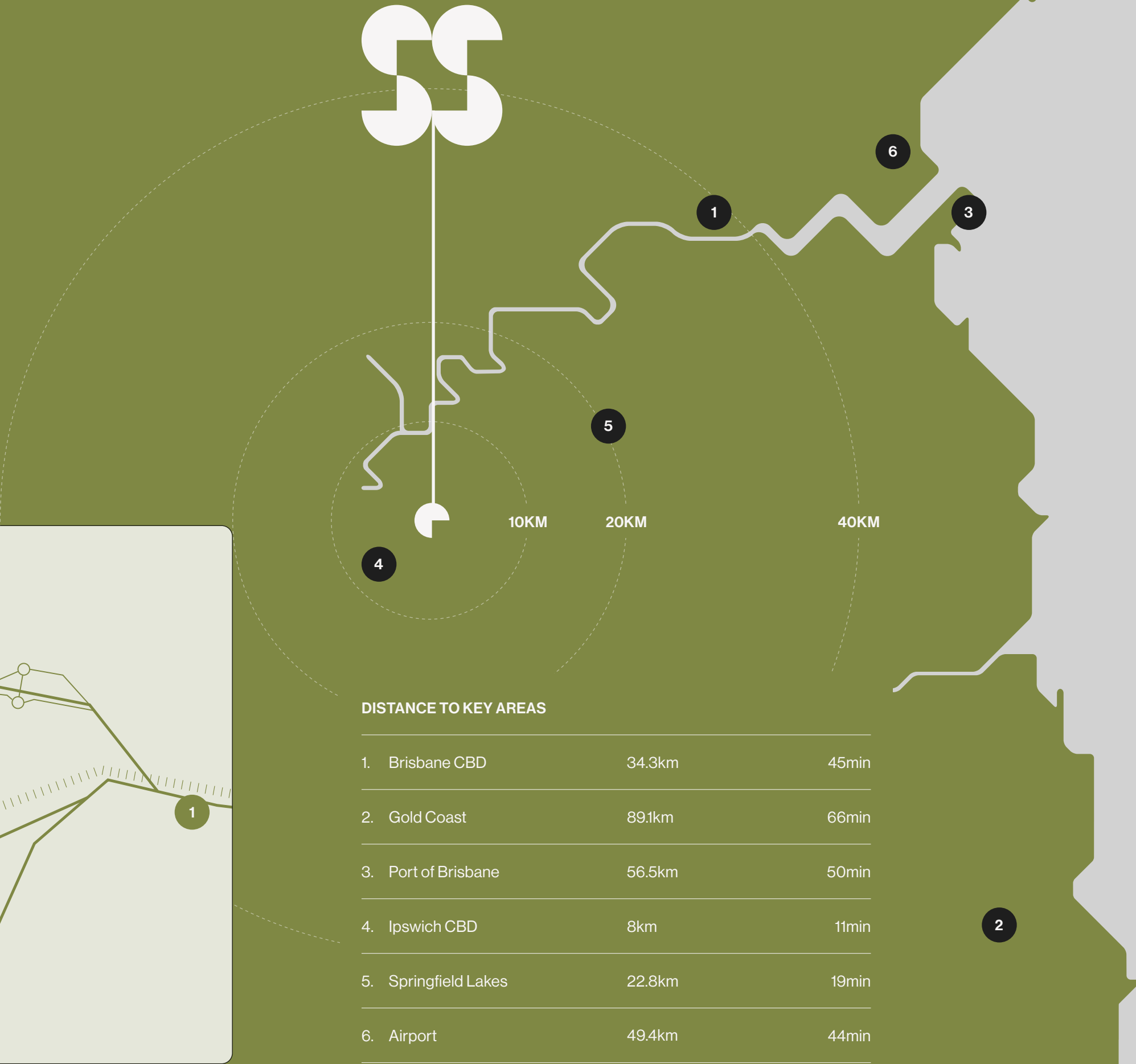
Corporate and professional services

Bulky goods

Positioned for Connectivity & Growth

Strategically located in the industrial hub of Bundamba, SmartStores@Citiswich offers immediate access to major arterials like the Ipswich Motorway, Centenary Highway, Warrego, Cunningham and Brisbane Road.

With ongoing development in the Western Corridor, the location promises excellent growth potential. Businesses enjoy seamless connectivity to Brisbane CBD, Ipswich CBD, Ripley CBD, Springfield CBD and The Port of Brisbane.



A Smart Investment for the Future

SmartStores@Citiswich is not only a smart choice for operational efficiency but also a sound investment. The fast-growing industrial market in Bundamba offers opportunities for capital growth and return on investment.



INVESTMENT HIGHLIGHTS

High-quality, architecturally designed units

Flexible space options for various business types

Opportunity for business owners to transition from leasing to ownership

Chance to seize premium location in Citiswich Industrial Hub

Quick access to major arterials

Exclusive use parking and truck drive-around capacity



Built for Quality and Longevity

Every detail of SmartStores@Citiswich has been meticulously planned, ensuring a high standard of quality that meets the diverse needs of modern businesses. Our commitment to excellence is reflected in every facet of the development.



BUILDING PROFILE DETAILS

SECURITY & FENCING	• Fencing around all boundaries of industrial park • Gated entry with pedestrian gates
GATED ENTRY	• Side entry points and gates are accessed with keypad access
INTERNAL ROADWAYS	• Easy access with MRV and HRV access • Turning circles
PARKING & PEDESTRIAN AREAS	• Exclusive use car parking & allocated visitor car parking
WAREHOUSE CONSTRUCTION	• High bay, clear span warehouse areas with minimum 7m internal warehouse height
FLOORING	• Internal pavement suitable for 5.0KPa load, 2.5t point load, 1.5t forklift • Grey broom machine concrete finish • Mezzanine with red tongue flooring
ROLLER SHUTTER DOORS	• Steel slat powder coat door with chain manual override • Wind lock clips and weather seals • 5000mm head height, widths vary (units D3 - D8, E4 - E6, F2 - F9 have 4.5m wide doors)
INTERNAL SPACES	• Kitchenette • Bathrooms in units over 134m² • EOT facilities throughout
ELECTRICAL	• Ample 3-phase power available for every tenancy
LIGHTING	• LED high bay lighting in warehouse • LED downlights in wet areas (bathrooms)
SIGNAGE OPTIONS	• Prominent signage and branding opportunities



WORKPLACE WITH BENEFITS

Welcome to a Thriving Business Community

The amenities at SmartStores@Citiswich are designed to support your business, employees and clients. With an on-site food and beverage precinct and easy access to local services, this industrial hub offers convenience and community.



AMENITIES

On-site food and beverage precinct

Nearby public transport and shopping options

Growing community in Bundamba industrial precinct

Access to local skilled labour and businesses

The Team Bringing you SmartStores

Backed by a team of experienced developers and project managers, SmartStores@Citiswich is designed and built to the highest standards of quality. With a focus on creating workspaces that meet the demands of modern businesses, this development reflects a commitment to excellence in every aspect.

Explore the full range of MAKR's expertise and services by visiting: makr.property



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IN THE HEART OF

Bundamba's Business Growth

SmartStores@Citiswich is located in one of Queensland's fastest-growing industrial areas in the Western Growth Corridor. Bundamba's strategic location, combined with its unmatched transport links, ensures that this is a location primed for long-term business success.



UNLOCK OPPORTUNITY IN

Brisbane’s Fastest-Growing Hub

SmartStores@Citiswich represents a unique opportunity for businesses to secure a premium industrial space in a thriving location. Whether you’re looking to lease or buy, don’t miss your chance to be part of this exciting development.



Secure success for your business in 2025. Reach out to us today.



MICHAEL DUFF

MARK CLIFFORD

michael.duff@raywhite.com
0413 234 058

mark.clifford@au.knightfrank.com
0408 451 848

NEAL ORPIN

NED JEFFERIES

neal.orpin@raywhite.com
0484 550 876

ned.jefferies@au.knightfrank.com
0488 272 299



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MAKR.

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**Knight
Frank**

SMARTSTORESCITISWICH.COM.AU