

PROJECT BROCHURE



SmartStores @EagleFarm



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Welcome to SmartStores @EagleFarm

664 BOUNDARY

Brisbane’s most exclusive industrial address

SmartStores@EagleFarm is revolutionising industrial spaces for the modern business.

This exclusive collection of architectural business spaces offers a rare opportunity to secure a premium workstore minutes from Brisbane City.

Positioned beside affluent neighbourhoods including Hamilton and Ascot, and surrounded by the amenities of the Royal Queensland Golf Club, the project blends refined architectural design with refined living.

Work in Eagle Farm. Lunch in the city. Tee off at 4. This is a new calibre of workspaces, close to it all.



16
UNITS

UNITS
RANGING
FROM 98 m² TO 354 m²

8km
FROM
BRISBANE CBD

5km
FROM
BRISBANE AIRPORT

2mins
TO GATEWAY
MOTORWAY

5mins
TO
HAMILTON

EXPECTED
COMPLETION Q1 2027



DESIGNED FOR AMBITION AND GROWTH

Your business, only elevated

This boutique industrial community captures the proximity of Brisbane City and the prestige of an office address in Eagle Farm.

Each space has been designed with precision by Culprit, built by Pekaro Projects and delivered by MAKR, continuing the SmartStores legacy of quality and innovation.

With premium inclusions, integrated smart systems and modern mezzanine offices, Smart Stores@EagleFarm is for those who want more from a workspace.

SMARTSTORES@EAGLEFARM IS PERFECT FOR

High-end e-commerce businesses

Trades and service operators

Design studios and creative professionals

Luxury car storage and collectors

Investors seeking long-term value in a blue-chip location

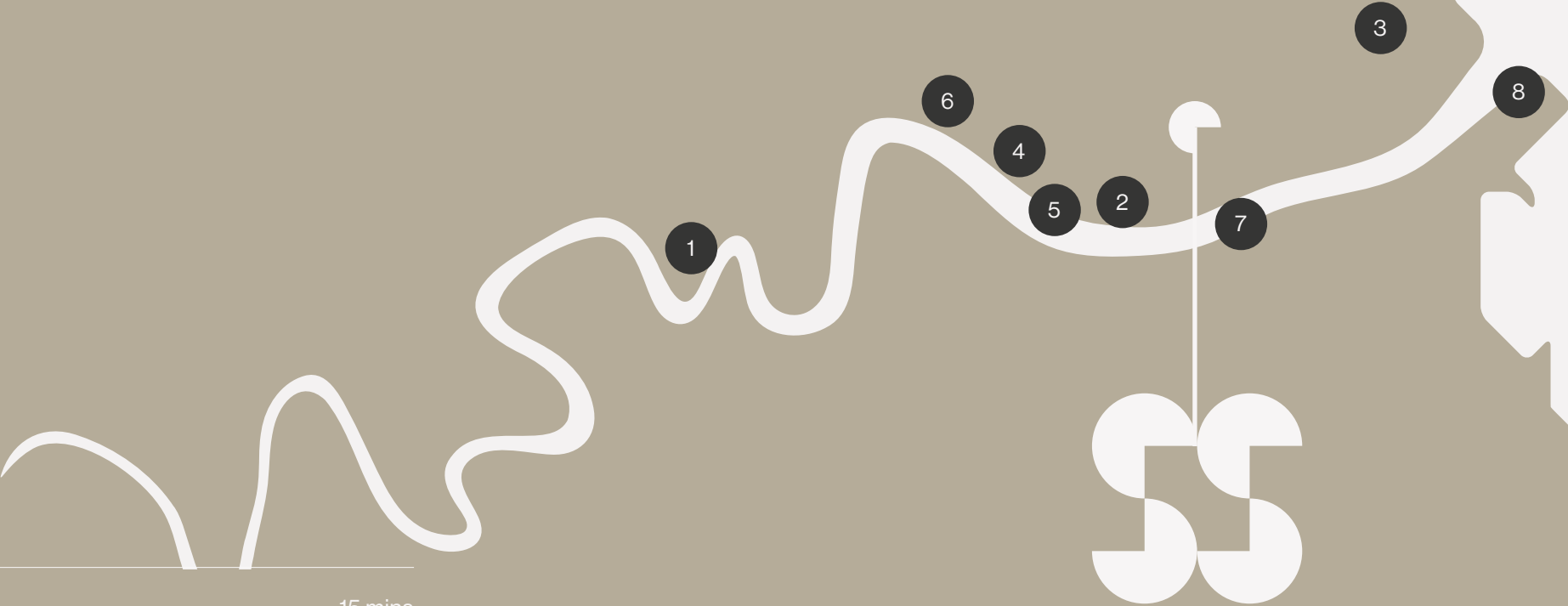
From where you need to be

SmartStores@Eagle Farm is Brisbane's closest major industrial hub to the CBD, just 8km from the city, 2km from the Royal Queensland Golf Club and 5km from the Brisbane Airport.

With direct links to the Gateway Motorway and major arterial roads, it gives you seamless access to Brisbane's core business and logistics network. The location perfectly balances work and lifestyle, surrounded by some of the city's most desirable suburbs.

KEY LOCATIONS

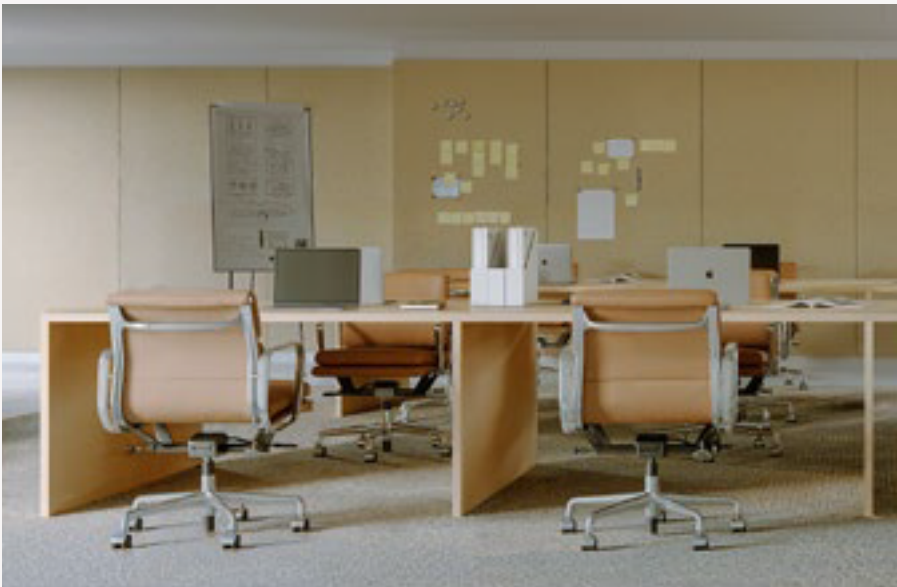
1. Brisbane CBD	15 mins
2. Royal Queensland Golf Club	5 mins
3. Brisbane Airport	9 mins
4. Hamilton	7 mins
5. Northshore	7 mins
6. Ascot	10 mins
7. Gateway Motorway	10 mins
8. Port of Brisbane	25 mins



A smart investment in a high-demand market

Eagle Farm is one of Brisbane's most tightly held industrial precincts, offering rare opportunities for ownership so close to the city.

This is a location defined by prestige and scarcity – where limited supply meets growing demand from high-value businesses, investors and lifestyle operators.



WHY INVEST?

- Premium, architecturally designed spaces in an esteemed location
- Proximity to Brisbane City and elite neighbourhoods
- Strong forecast for capital growth and rental yield
- High-quality construction and long-term durability
- Limited release of just 16 units

Built to succeed

Every aspect of SmartStores@EagleFarm is designed with quality, functionality and longevity in mind. From high-spec finishes to efficient layouts, each unit is built to meet the needs of modern businesses.

ELEVATED AMENITIES

- Fully fitted mezzanine offices
- High-clearance warehouse areas
- Premium fixtures and finishes
- EV charging and smart building technology
- Secure on-site parking
- Kitchenette and bathroom facilities in every unit
- Easy access to major arterials and lifestyle amenity
- Next door to Merlo Coffee HQ and cafe

ITEM	
ACCESS CONTROL	• Site entry points (including gates) are to be accessed with the proposed keyless access system; - Key Pads • Intercom system has been included to each unit. This includes fixed unit with camera next to each entry door with screen to mezzanine area and compatibility to mobile phone app. Each unit entry door included with electric strike for remote release. Each system is dependant on each unit Wifi and will need to be commissioned by each tenant/ purchaser at the cost of others.
MECHANICAL	• Ducted air conditioning suitably sized to service warm shell office areas only.
INTERNAL WORKS	• Wet area wall tiles have been included as 200mm skirting, 2000mm high to showers and 300mm high to hand basins • Wet areas have been included with tiles floor finish. • Kitchenettes have been included with 300mm high splashback • Stairs & Mezzanine have been included as black powder coat aluminum balustrade (CHS) • Tactiles have been included as stainless steel black pressure fit. • Stair nosings have been included as 75mm black alloy with 10mm return • Joinery has been included as standard Laminex.
WARM SHELL OFFICES	• Warm shell office fit out has been included as per below schedule to include the following: — Perimeter walls lined & framed — Grid Ceiling to mezzanine units — Set 10mm plasterboard to ground floor areas with square set — Vinyl Tiles — Polished Concrete to reception area and warehouse areas (units 1, 14, 15 & 16 only). — Minimum exposure with satin finish 16

ITEM	
EXTERNAL WORKS	• Palisade fencing 1800mm high has been included to the street frontage with matching gates. • Crossover gates have been included as matching palisade fence with exit loop and motor & integrated into keypad access system • Chainlink fencing (1800mm high) with 3 strands of barbed wire has been included to side & rear boundaries where tilt panel is not within 200mm of boundary • Roofing included as Monoclad 0.42BMT • Anticon blanket included as 55mm • Wheel stops have been included as 1650 x 160 x100 black & yellow rubber. • Bollards have been included as surface mount 165mm dia x 1300 yellow • Roller shutters have been included as steel slat powder coat door with 3 phase motor and chain manual override. Cast iron wind lock clips & guides included with weather seals. We have allowed for 5000mm head height for all roller doors. Widths vary as drawn.
PAINTING	• All Paint is Premium Grade Paint, from reputable manufacturer. • Painting to Lightweight walls to WC to Doors internally.
BATHROOM	• Palena Wall Hung Basin • Cascade Wall spout chrome • Dolce Care Basin mixer - Pin Lever • Vantis Shower mixer - Pin Lever • 1 x Towel Ring per Vanity • 1 x Toilet Roll Holder per Toilet • 100mm Halo Square floor grate Cp • Toilet Suite - Newport Cube Suite • Cistern cock mini c/p
HWS	• Stebiel Instantaneous - single phase where no showers installed.

BUILT BY

Prekaro Projects

Prekaro Projects builds better. Their proven craftsmanship and commitment to excellence make them the perfect partner for SmartStores@EagleFarm. Every workspace is built with precision, care and longevity in mind, ensuring the quality matches the prestige of its location.



visit: prekaro.com.au to learn more

DESIGNED BY

Culprit

Culprit brings a modern, minimalist approach to industrial architecture, combining clean lines, refined finishes and intelligent spatial design. Inspired by the sophistication of inner-city design culture, their vision elevates industrial form into something distinct.

culprit.

visit: byculprit.com to learn more

POSITIONED FOR PRODUCTIVITY

Connected to business. Surrounded by lifestyle.

SmartStores@Eagle Farm places you in the heart of Brisbane's most dynamic commercial and lifestyle precinct. Here, work, leisure and opportunity sit side by side, creating a location that supports ambition and connection.



THE PERFECT BASE

Neighbouring the Royal Queensland Golf Club

Minutes from Brisbane City, Hamilton, Ascot and Northshore

Next store to Merlo Coffee HQ

Surrounded by a strong business network within the Australia TradeCoast precinct

The SmartStore revolution

MAKR is a leader in the strata light industrial and corporate park space, successfully delivering multiple developments, including:



SMARTSTORES@METROPLEX
WACOL, QLD

A collection of 26 architecturally designed industrial and service industry workstores

26 workstores completed in 2024

Explore SmartStores@Metroplex:
smartstores.au/project/metroplex



SMARTSTORES@CITISWITCH
IPSWICH, QLD

50 workstores and cafe eateries, currently under construction

Project completed in 2025

Explore SmartStores@Citiswitch:
smartstores.au/project/citiswitch



SMARTSTORES@RICHLANDS
RICHLANDS, QLD

40 industrial spaces inspired by the sophisticated aesthetic of James Street

To be finished by Q3 2026

Explore SmartStores@Richlands:
smartstores.au/project/richlands

The team behind Smartstores @EagleFarm

With a reputation for excellence, MAKR continues to lead the way in commercial property development. Their commitment to quality and innovation ensures high-demand business and industrial spaces are built for long-term success.

With several decades of success behind them, they’ve delivered a diverse portfolio across business and property sectors spanning Queensland, New South Wales and Victoria.

At the core of MAKR’s success is a world-class team of leading builders, visionary architects, innovative designers and expert consultants.

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

MAKR.



UNLOCK OPPORTUNITY IN

Where luxury and business live

This is a rare opportunity to bring the best work-life balance into one prestigious address. Secure your spot today, there are only 16 offerings.



Please reach out to us if you have any questions.



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DEVELOPED BY

MAKR.

REPRESENTED BY



SMARTSTORES.AU/PROJECT/EAGLEFARM