



PROJECT BROCHURE

SmartStores @Richlands



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The background image shows a school building with a sign that reads "664 BOUNDARY". The building has a modern design with large windows and a curved entrance. There is a fence in front of the building, and some trees and bushes are visible. The overall tone of the image is dark and moody.

Welcome to SmartStores @Richlands

Smart spaces for smarter business

SmartStores@Richlands is redefining business spaces in Brisbane's thriving industrial precinct. Strategically positioned in Richlands, this premier corporate park and showroom development offers cutting-edge commercial, industrial and warehouse solutions tailored for modern businesses.

With innovation and functionality at its core, SmartStores@Richlands delivers high-end workspaces in one of Queensland's most sought-after business hubs.

Without sacrificing aesthetics, these workstores blend modern sophistication with practical design. Our mission is to create a vibrant commercial ecosystem where businesses operate efficiently, scale effortlessly and thrive in a prime location.



40
UNITS

UNITS
RANGING
FROM 101 m² TO 643 m²

13.5 km FROM
BRISBANE CBD

25.7 km FROM
IPSWICH CBD

3 mins TO IPSWICH MOTORWAY
AND CENTENARY HIGHWAY

27 mins TO BRISBANE
AIRPORT

EXPECTED
COMPLETION Q3 2026



YOUR HUB FOR GROWTH OPPORTUNITIES

Your business. Your space. Your future.

Located on Boundary Road, this project is inspired by the modern sophistication of James Street, bringing functionality, design and convenience to an industrial precinct. It's where industrial spaces are transformed into a vibrant hub – where design meets practicality.

Positioned in Brisbane's most dynamic industrial corridors, SmartStores@Richlands presents an exceptional opportunity for businesses looking to buy or lease.

With 40 architecturally designed SmartStores ranging from 101m² to 643m², the development provides flexible spaces to accommodate various business needs, including corporate offices, showrooms and light industrial workstores.

Whether you're a startup, tradesperson or corporate user – these units are designed to accommodate all.

SMARTSTORES@RICHLANDS IS PERFECT FOR

Small businesses

Trades

Self-storage users

E-Commerce businesses

Corporate and professional services

Bulky goods

Showroom and warehouse businesses

Positioned for Connectivity

SmartStores@Richlands offers seamless connectivity to Brisbane's key transport and logistics networks. With direct access to major arterial roads, businesses benefit from unparalleled accessibility and exposure.



BUILT FOR SUCCESS

A Smart Investment for a thriving future

SmartStores@Richlands is not just an operational space – it's a sound investment opportunity. As Brisbane's industrial sector continues to grow, this development offers strong potential for capital appreciation and rental yields.



WHY INVEST?

High-quality, architecturally designed commercial spaces

Flexible unit sizes tailored for various business types

Premium finishes inspired by Brisbane's James Street

Strategic location in one of Brisbane's fastest-growing industrial hubs



Built for Quality and Longevity

Every aspect of SmartStores@Richlands 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

A diverse selection of fully fitted, air-conditioned enclosed mezzanines and open storage mezzanines

6m roller doors for operational efficiency

MRV access

Internal kitchenette and bathroom facilities in each unit

Two communal accessible bathrooms with shower facilities

Fully serviced utilities (water, sewerage, telecom and stormwater feeds)

Two prominent showroom units offering high visibility on Richlands Road

STRUCTURE

- Internal pavement design to be suitable for 5.0KPa, 2.5t point load and 1.5t forklift in a burnished finish.
- Internal steelwork with a painted finish
- External steelwork with a HDG finish
- Units 1, 26, 27 & 40 included as concrete mezzanines. All other mezzanines to be steel frame with red tongue flooring. 5Kpa load rating

WINDOWS

- Glazing has been included to be Designed for Typical Wind Speed
- External Glazing has been included as 6mm grey laminated glass. Internal glazing included as 6mm clear glass.
- Arched windows included as 100mm centre pocket framing to enable curve. Windows below arch included as 150mm frame with aluminum flashing.
- Two internal windows included to each ground floor or mezzanine warm shell fit out.
- All framing included as Duratec powder coat finish Zeus color range

ELECTRICAL

- MSB to be located on external wall in front of unit 26.
- Connection to be made off new padmount transformer.
- Tenancy 1 & 26 is included as 80 amps three phase. Tenancy 2-25 and 27-40 included as 60amps three phase.
- LED downlights to wet areas 250 lux level measured from 1m FFL.
- Two-way switches to each unit for mezzanine lighting included to each entry door.
- High bay lighting 160 Lux level LED
- LED downlights to be included to WCs
- Units with Warm Shell Office Fit Outs include:
 - LED downlights to Ground Floor Set Ceiling 250 Lux Level
 - LED trougher lights to mezzanine Grid Ceiling 250 Lux Level
 - 1 x Double GPO perm 10m2 of mezzanine and reception area
 - 1 x singled data point per 10m2 of mezzanine and reception
 - 1 x three phase point per level of ducted AC
 - 1 x data rack with data points connected located in warehouse area behind reception.
- Units built as a cold shell have been included with
 - LED batten lights intialled to steel purlins – 160 LUX
 - 1 x double GPO to mezzanine area
- 1x double GPO next to each sub board
- 1x GPO to each bathroom (including PWD bathroom)
- 3x GPO's to kitchenettes includes provision for hot water system
- 15kw Solar has been included to service community power

BUILDING PROFILE DETAILS

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

- Air conditioning works have been included as design & construct as per below:
 - Units 1 & 26:
 - Ducted air conditioning suitably sized to service warm shell office areas only.
- Units noted to be warm shell in below schedule:
 - Wall Mounted split system suitably sized to service the warm shell office area 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
 - Carpet tiles
 - Polished Concrete to reception (units 1, 26, 27 & 40 only).
 - Minimum exposure with satin finish

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 0.42BMT zinc trimdeck.
- 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

- Escalé - Vanity top
- Cascade Wall spout chrome
- Vantis 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. As a trusted name in delivering high-quality industrial and commercial developments, they were the best choice for Smartstores@Richlands. With a commitment to excellence and attention to detail, Prekaro ensures each workspace is constructed to the highest standards.



visit: prekaro.com.au to learn more

DESIGNED BY

Culprit

Drawing inspiration from the enticing elegance of James Street, Culprit's design combines industrial functionality and high-end finishes. With meticulous attention to detail, each workspace features a refined aesthetic for forward-thinking businesses.

culprit.

visit: byculprit.com to learn more





WORKPLACE WITH BENEFITS

Fostering a thriving business community

Beyond the workspace, SmartStores@Richlands is designed to support businesses with superior amenities and local conveniences.



CONNECTED INDUSTRIAL ZONE

Proximity to public transport and shopping precincts

Strong local business community and skilled labour market

Surrounded by major industrial developments and corporate headquarters of businesses such as Hastings Deering, Coca-Cola, Target, Linfox, Komatsu, Bridgestone, TOLL Group and the Queensland Government

Proven SmartStores success

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



**SMARTSTORES@CITISWITCH
IPSWICH, QLD**

50 workstores and cafe eateries,
currently under construction

Project completion expected by Q4 2025

SMARTSTORESCITISWICH.COM.AU

SmartStores@Richlands builds on this proven formula,
offering superior design, a premium location and
unmatched market appeal.



**SMARTSTORES@METROPLEX
WACOL, QLD**

A collection of 26 architecturally designed
industrial and service industry workstores

26 workstores completed in 2024

SMARTSTORESMETROPLEX.COM.AU



The developer behind SmartStores @Richlands

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 built for long-term success.

With several decades of success behind them, they've delivered a diverse portfolio across business and property sectors. Based in Australia, their portfolio includes developments in 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. The company's SmartStores rollout has demonstrated a proven ability to deliver high-performing projects that set new benchmarks for quality, design and functionality.

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

MAKR.



Architectural Master Plans



Architectural Master Plans



UNLOCK OPPORTUNITY IN

Brisbane’s Fastest-Growing Hub

SmartStores@Richlands represents a rare opportunity to secure a premium space in a high-demand location. Whether you’re looking to lease or buy, this is your chance to be part of an innovative, thriving commercial hub.



Secure your future in 2025. Please reach out to us if you have any questions.

	
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DEVELOPED BY

MAKR.

REPRESENTED BY



**Knight
Frank**

[SMARTSTORES.AU/PROJECT/RICHLANDS](https://smartstores.au/project/richlands)