

**UNDER CONSTRUCTION  
ONLY 40% REMAIN**

# QUAD WEST

**372 PROGRESS ROAD, WACOL**

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**DESIGNED & DEVELOPED BY**

**space  
frame**

DESIGN + CONSTRUCT SOLUTIONS

# ALL ROADS LEAD TO

# QUAD WEST



## CONNECTIVITY

Prime industrial location 16km from Brisbane CBD with easy access to major motorways, including Ipswich, Logan and Centenary.



## FLEXIBILITY

Adaptable layouts designed for your specific business requirements - tailored to you.



## 24/7 OPERATION

Optimised zoning for around the clock efficiency meaning operations never stop.



## HIGH DEMAND

A premium offering in the flourishing and highly desirable South-West Brisbane industrial precinct, with excellent connectivity to nearby train and bus services.



## FLOOD FREE

Safely located out of flood prone areas.



## INTENTIONAL DESIGN

A prime, high-exposure site with spacious maneuvering areas and superior finishes, developed and build by a leading Builder Developer.



# YOUR OPPORTUNITY

## Introducing Quad West -

Brisbane's newest premium industrial real estate offering to the Queensland market.

Located within the thriving South-West industrial precinct, the site sits in prime position directly off of Progress Road, at the confluence of the Logan Motorway, Ipswich Motorway and Centenary Motorway.

Positioned to allow for direct access into Brisbane CBD and surrounding regional centres, this is your opportunity to take advantage of a project designed with functionality in mind. Ideal for businesses that value ease of transport, with all-turn intersections and B double approved access through the estate via Progress Road.

Built as a complete turn-key solution, Quad West has been designed to be fit for purpose from Day 1 for the end user - combining valuable hardstand and maneuvering space externally, high-quality interior finishes, and complete with generous recreational spaces and landscaping.

Offering over 120 onsite parking spaces, easy access to bus routes, and proximity to Wacol and Richlands train stations, this industrial site ensures convenient commuting for future employees, making it one of the most accessible locations in the area.

With the potential for 24/7 operations, Quad West is designed to keep business moving—day and night. The site is entirely flood-free, including all access points, and remained unaffected during Brisbane's major flood events in 1974, 2011, and 2022.

Proudly delivered by the Builder and Developer, Quad West offers a total gross floor area of 14,773m<sup>2</sup> across two buildings, with up to four flexible tenancy configurations available.

These buildings feature racking capacity up to seven pallets high, full ESFR sprinkler systems, expansive all-weather awnings for efficient loading and unloading, and contemporary office spaces—including separate dock offices—for seamless operations.

<b>SECURED</b>	<b>TENANCY 1</b>	334m <sup>2</sup> office + 2,058m <sup>2</sup> warehouse	2,392m <sup>2</sup> Total GLA
	<b>TENANCY 2</b>	333m <sup>2</sup> office + 2,476m <sup>2</sup> warehouse	2,809m <sup>2</sup> Total GLA
	<b>TENANCY 3</b>	315m <sup>2</sup> office + 2,972m <sup>2</sup> warehouse	3,286m <sup>2</sup> Total GLA
<b>SECURED</b>	<b>TENANCY 4</b>	202m <sup>2</sup> office + 6,026m <sup>2</sup> warehouse	6,227m <sup>2</sup> Total GLA

\*Rates are indicative only and subject to change



# LOCATION

Located just 16km south-west of the Brisbane CBD, Quad West is positioned within the city's premier industrial precinct—the South West Industrial Gateway. Strategically fronting Progress Road, the site benefits from direct connectivity between the Ipswich and Logan Motorways via the Centenary Highway.

Progress Road is a key arterial route and primary freight corridor, carrying approximately 15,000 vehicles per day, according to Brisbane City Council data.

Quad West offers excellent accessibility for both staff and clients, with nearby public transport options at Wacol and Richlands train stations, supporting bus routes, and over 120 on-site parking spaces available.

15 MINUTES to Ipswich

25 MINUTES to Brisbane CBD

30 MINUTES to Brisbane Airport

40 MINUTES to Port of Brisbane

60 MINUTES to Gold Coast



QUAD WEST

# CONNECTION

Quad West is surrounded by established industrial development and positioned for future growth. It neighbours the \$700 million Metroplex Westgate - Brisbane's landmark mixed-industry business park currently under construction and delivery.

The area also benefits from major completed and planned infrastructure investments, enhancing transport connectivity and long-term value. Key infrastructure highlights include:

- ▶ **Metroplex Westgate:** A \$700 million mixed-industry precinct currently under development, set to further energise the surrounding area.
- ▶ **Progress Road Upgrade (Stage 4):** Completed in late 2018, this upgrade increased capacity from two to five lanes between Boundary Road and the Centenary Motorway. It included improvements to the signalised intersection directly in front of Quad West.
- ▶ **Boundary Road Bridge:** Completed in 2012 as part of the upgraded Progress and Boundary Road intersection, including construction over Bullockhead Creek.
- ▶ **Ipswich Motorway Interchange:** The Department of Transport and Main Roads has undertaken traffic studies to support upgrades at the Progress Road and Ipswich Motorway interchange.
- ▶ **Wacol Train Station:** Identified as a planned growth node in Brisbane City Council's 2014 Strategic Plan.
- ▶ **Richlands Train Station Upgrade:** Completed in 2011, this included a new bus interchange and a 650-space park-and-ride facility, enhancing public transport access to the area.

# MASTERPLAN

TEMPLATE REVISION: F

## SITE INFORMATION

<b>OVERALL SITE</b>	<b>41,365 m<sup>2</sup></b>
COMMON (T1 & T2)	
GROUND FLOOR	
Lift Lobby	35 m <sup>2</sup>
FIRST FLOOR	
Lobby	17 m <sup>2</sup>
	53 m <sup>2</sup>
<b>TENANCY 1</b>	
GROUND FLOOR	
Ancillary Administration	50 m <sup>2</sup>
Warehouse	2,058 m <sup>2</sup>
FIRST FLOOR	
Ancillary Administration	283 m <sup>2</sup>
	2,391 m <sup>2</sup>
<b>TENANCY 2</b>	
GROUND FLOOR	
Ancillary Administration	50 m <sup>2</sup>
Warehouse	2,476 m <sup>2</sup>
FIRST FLOOR	
Ancillary Administration	283 m <sup>2</sup>
	2,809 m <sup>2</sup>
<b>TENANCY 3</b>	
GROUND FLOOR	
Ancillary Administration	50 m <sup>2</sup>
Ancillary Administration	79 m <sup>2</sup>
Warehouse	2,972 m <sup>2</sup>
FIRST FLOOR	
Ancillary Administration	186 m <sup>2</sup>
	3,286 m <sup>2</sup>
<b>TOTAL CARPARKS</b>	<b>79</b>
<b>LANDSCAPING</b>	<b>15% 5,078 m<sup>2</sup></b>
<b>EXCLUSIVE USE HARDSTAND AREAS</b>	
TENANCY 1	1005m <sup>2</sup>
TENANCY 2	1215m <sup>2</sup>
TENANCY 3	1185m <sup>2</sup>



**SITE PLAN**  
1 : 400 @ A1



SITE PLAN  
QUAD WEST  
152 MCROYLE STREET  
WAGQ, QLD 41076



DESIGN + CONSTRUCT SOLUTIONS

# RENDERS



# LIMITED OPPORTUNITIES REMAIN



With more than 60% already secured, demand is high and availability is limited.  
Act now to secure your new tenancy and avoid missing out.



**MARK GILBRIDE 0410 985 573**  
**BEN HYNE 0420 906 461**



**GARY HYLAND 0413 288 933**  
**DANIEL BILLIAU 0417 620 570**

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