



DEPOT CONNECT  
EIGHT MILE PLAINS

**Three major motorways.  
One strategic address.**

2636 Logan Road, Eight Mile Plains





At the heart of South East Queensland's transport network.

## Welcome to - DepotConnect

Depot Connect is a premium industrial development positioned at the convergence point of South East Queensland's major road network. With over 100 metres of direct Logan Road frontage and additional visibility to both the Gateway and Pacific Motorways, this is an address designed to be seen.

Built with quality tilt panel construction and high-end finishes, the project delivers flexibility across a broad range of warehouse sizes, making it suitable for owner-occupiers, investors and growing businesses alike.

### Key features:

- 100m+ direct Logan Road frontage
- Exposure to Gateway & Pacific motorways
- Warehouses from 23m<sup>2</sup>-385m<sup>2</sup>\*
- Concrete tilt panel construction
- Dedicated on-site parking
- 6.5m internal clearance
- 5m electric roller doors
- Council-approved mezzanines
- Three-phase power
- Kitchenette & internal amenities
- Gated complex with CCTV
- Construction commencing Q3 2026

Operate. Store. Scale.

## Built for business

These units are structured for serious operators who require warehouse depth, logistical access and office functionality within the same footprint.

### Why this works:

- Full-height warehouse clearance
- Dedicated loading access
- Mezzanine office overlooking operations
- On-site parking for staff and clients
- Modern façade suitable for business presence
- Engineered for end-to-end business models



#### Operate smarter

Combine warehouse, office and dispatch in one controlled environment.



#### Lower overheads

Industrial positioning with direct access — without the cost of a Brisbane address.



GATEWAY MOTORWAY

LOGAN ROAD

PACIFIC MOTORWAY

DC

When we say unrivaled connectivity. We mean it.

Three major motorways. One strategic address.

## Where Queensland Connects

Depot Connect sits at the exact convergence point of South East Queensland's major motorway network.

**Gateway. Pacific. Logan.**

Three of the state's most critical transport arterials intersect within minutes of the site — placing your business at the centre of movement, not on the fringe of it. **This is not outer industrial, this is centralised access.**

**Only 12 minutes from Brisbane CBD**, Depot Connect delivers immediate motorway connectivity in every direction — north to the Airport and Sunshine Coast, south to the Gold Coast, west to Ipswich, and direct access to the Port of Brisbane.

For businesses that rely on logistics, staff accessibility, supplier movement or client reach, location is everything. This location performs.



### Lower Freight Costs

Direct motorway access reduces delivery times and ongoing operational transport expenses.



### Fast staff commutes

Central positioning shortens daily travel times across Brisbane and surrounding regions.



### Supplier access

Immediate corridor connections simplify inbound logistics and improve operational efficiency.



### Client reach

Prime accessibility enables faster meetings, servicing and stronger client engagement every day.



Roll in. Lift up. Get to work.

## Built for projects

This is space for people who like building things. Fixing things. Improving things.

Whether it's a project car, weekend motorbike rebuild, fabrication setup or a fully kitted private workshop, these units give you the clearance, access and flexibility to create your own environment.

### Why this works:

- High internal clearance for hoists and vehicle lifts
- Wide roller door access for easy vehicle entry
- Durable concrete flooring built for heavy equipment
- Mezzanine potential for lounge, office or parts storage



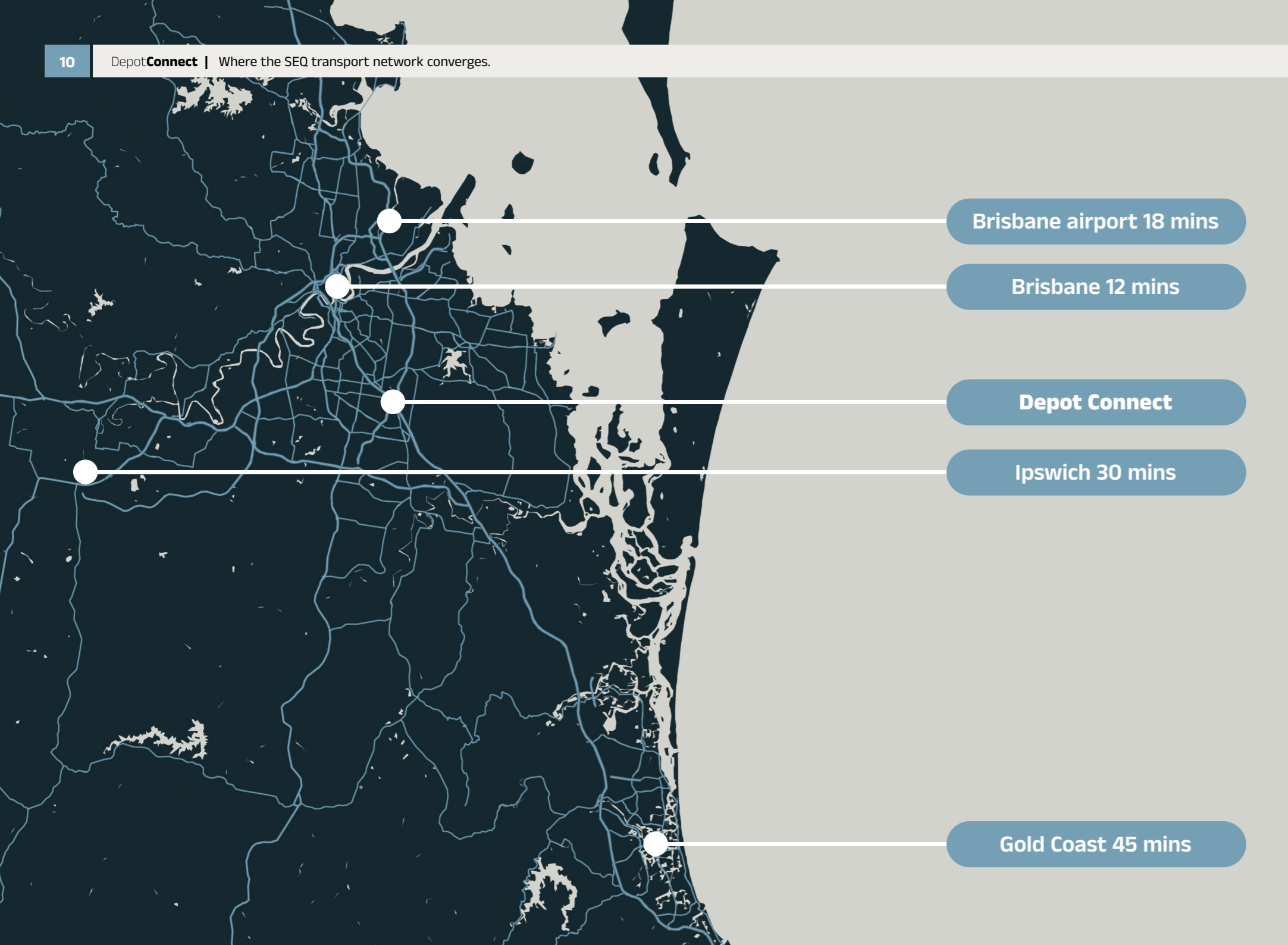
#### Total control

No shared walls. No landlord limitations on how you set up your space. Your workshop, your way.



#### Connected location

Only 12 minutes to Brisbane, no traffic or long commute before you're back on the tools.



Relocate without relocating.

## 12 minutes changes everything

Depot Connect places your business just 12 minutes from Brisbane CBD — close enough to retain your staff, clients and supply routes, yet positioned within a purpose-built industrial environment designed for performance.

**You don't lose connection.**

**You gain efficiency, exposure and operational flexibility.**

For businesses currently operating in inner Brisbane, this is a strategic step forward — not a compromise.

### Why this works:

- More functional floor area
- Purpose-built industrial zoning
- Easier staff parking and access
- Direct motorway integration
- Room to expand within the same address



Operate. Store. Scale.

## Built for builders

These units are structured for serious operators who require warehouse depth, logistical access and office functionality within the same footprint.

### Why this works:

- Full-height warehouse clearance
- Dedicated loading access
- Mezzanine office overlooking operations
- On-site parking for staff and clients
- Modern façade suitable for business presence
- Engineered for end-to-end business models



#### Operate smarter

Combine warehouse, office and dispatch in one controlled environment.



#### Lower overheads

Industrial positioning with direct access — without the cost of a Brisbane address.





Stay connected to Brisbane.

## Built for teams

This is space for businesses that value their people. Supporting them. Keeping them close. Giving them room to perform.

Whether you're relocating from inner Brisbane, expanding out of a tight commercial tenancy or consolidating operations, these units offer the access, parking and flexibility to create a better workplace environment.

### Why this works:

- Shorter commutes for teams across SEQ
- Ample parking and easier daily access
- Flexible warehouse-to-office integration
- Surrounded by established retail and services



### Keep your people

Relocate without disrupting established commute patterns or losing access to your workforce.



### Upgrade your space

Purpose-built industrial units with flexibility inner-city tenancies rarely provide.

Established. Active. Connected.

# Inside a proven commercial Corridor

This isn't a speculative fringe location waiting for growth. It's surrounded by it. Staff don't need to relocate. Suppliers aren't searching for obscure access points.

You're operating within a proven pocket of activity — **supported by density, amenity and movement.**





## A proven industrial developer

# OPD Developers

OPD is a family-owned developer with more than 25 years of experience delivering high-performing commercial and industrial precincts across South East Queensland.

Their approach is simple: acquire strategically, design intelligently, and deliver efficiently. Every project is built with long-term ownership value, tenant flexibility, and operational performance in mind.

From pioneering Queensland's first office park model in 1998 to delivering over 100,000m<sup>2</sup> of commercial and industrial space across Brisbane, Sydney and Melbourne, OPD has built a reputation for practical, well-located developments that work in the real world.

**Depot Connect** continues that legacy — positioned at the centre of movement, designed for modern operators, and built for long-term performance.

### Acquisition

Identifying and securing high-potential development land in growth corridors.

### Management

Overseeing design, approvals and construction from concept through to completion.

### Leasing

Structuring tenancy strategies to maximise occupancy and long-term asset value.

### Performance

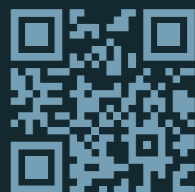
Positioning assets for sustained growth and enduring portfolio strength over time.

Position your business for what's next.  
An address worth **securing**



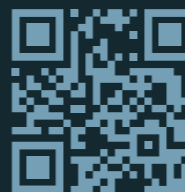
**Freddie Donne**  
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**Henry Devine**  
Manager

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Modus Property

## Sales **Process**

Offers are to be submitted to the exclusive selling agents, inclusive of:

- Full name of interested party (including names of principal directors/shareholders)
- Proposed purchase price
- Exchange and settlement dates
- Specific due diligence (if any)
- Conditions attached to the offer (i.e. subject to FIRB)
- Purchasers' internal approval process

### Terms of Sale

The vendor reserves the right not to accept an offer with limitation and is not obligated to accept the offer with the higher consideration. The vendor is not responsible for any costs or expenses incurred by any prospective purchaser in lodging an offer to purchase.

### Due Diligence

All due diligence material is available subject to approval from the vendor. To arrange access to the data room please contact the Modus Property Group team.





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[depotconnect.com.au](https://depotconnect.com.au)

