

THE **RANGE**  
INDUSTRIAL

INFORMATION MEMORANDUM



Strategically positioned just off Rifle Range Road in Coomera with M1 exposure, offering a diverse range of high-quality units for self-storage, warehousing, and low-impact industry.







CLARKE'S  
DESIGN & CONSTRUCT

## ABOUT THE BUILDER

Clarke's Design & Construct, a leading Gold Coast Commercial and Industrial builder is proud to be part of this existing new development in Coomera. Based in Arundel, Clarke's boasts a long association with the industrial construction market in South East Queensland stretching back to the early 2000's. Specialising in the 'tilt panel' style of construction this development will be a showcase project alongside a list of projects already constructed for a vast client base including Toyota, Maritimo, Centurion Garage Doors, and Buildsafe to mention a few.



CLARKE'S  
DESIGN & CONSTRUCT

# PROPERTY DETAIL

## ADDRESS

2-18 PIPPABILLY  
PLACE,  
UPPER COOMERA QLD 4209

## SITE AREA

LAND AREA 11919m<sup>2</sup>  
NUMBER OF UNITS: 25 OFF  
UNIT SIZE RANGE: 121 - 763m<sup>2</sup>  
CAR PARKS: 75 TENANCY PARKS  
DRIVE THROUGH ACCESS

## LOCAL AUTHORITY

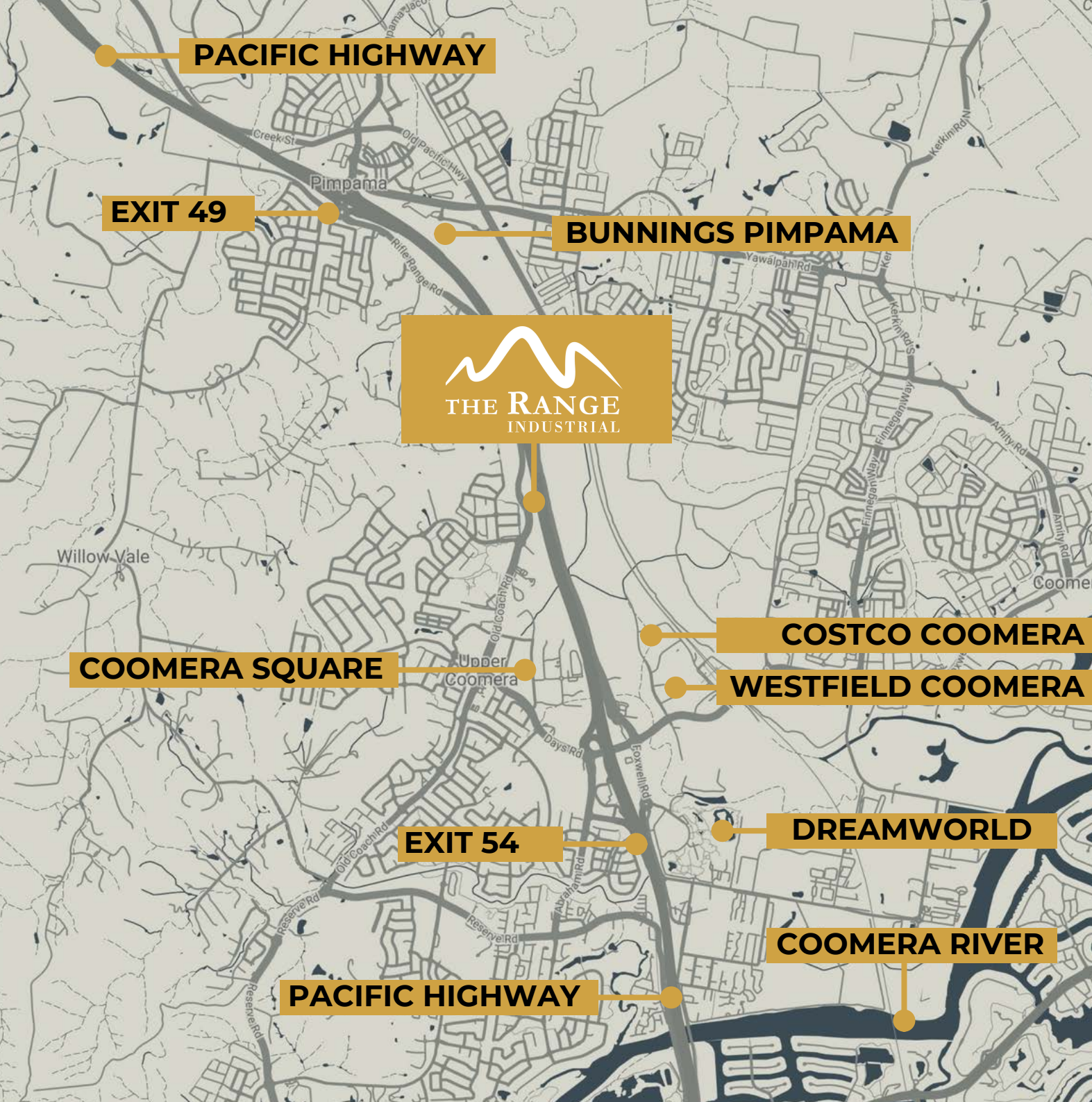
GOLD COAST CITY COUNCIL

## PROPERTY ZONING

SELF STORAGE, WAREHOUSE AND LOW-IMPACT INDUSTRY







# THE RANGE INDUSTRIAL

This development is strategically positioned in Coomera, benefiting from direct M1 motorway frontage. Surrounded by a mix of local industry leading businesses and global brands like Dreamworld and Costco.





# PROPERTY LOCATION

2-18 PIPPABILLY PLACE, COOMERA

## TRAVEL TIMES

<b>Rifle Range Road</b>	1 minute	<b>Surfers Paradise</b>	30 minutes
<b>M1 North Exit 49</b>	5 minutes	<b>Brisbane</b>	40 minutes
<b>M1 South Exit 54</b>	10 minutes	<b>Coolangatta</b>	50 minutes
<b>Westfield Coomera</b>	10 minutes		



# BUILDING 1

WAREHOUSE



ARTIST IMPRESSION ONLY  
SUBJECT TO CHANGE



# BUILDING 2

LOW IMPACT INDUSTRY  
SELF STORAGE



ARTIST IMPRESSION ONLY  
SUBJECT TO CHANGE



# BUILDING 3

WAREHOUSE



THE RANGE  
INDUSTRIAL

ARTIST IMPRESSION ONLY  
SUBJECT TO CHANGE



# BUILDING 4

LOW IMPACT INDUSTRY  
WAREHOUSE



ARTIST IMPRESSION ONLY  
SUBJECT TO CHANGE





**TYPICAL - WAREHOUSE**

**GROUND FLOOR**

ARTIST IMPRESSION ONLY  
SUBJECT TO CHANGE





**TYPICAL - WAREHOUSE**

**FIRST FLOOR**

ARTIST IMPRESSION ONLY  
SUBJECT TO CHANGE





**TYPICAL - LOW IMPACT INDUSTRY**

**GROUND FLOOR**

---

ARTIST IMPRESSION ONLY  
SUBJECT TO CHANGE





**TYPICAL - LOW IMPACT INDUSTRY**

**MEZZANINE**

ARTIST IMPRESSION ONLY  
SUBJECT TO CHANGE





# TYPICAL - SELF STORAGE

# GROUND FLOOR

---

ARTIST IMPRESSION ONLY  
SUBJECT TO CHANGE





**TYPICAL - AMENITIES**



# MILESTONES

## PROGRESS UPDATE



**15 · 03 · 2024**

**DISPLAY UNIT COMPLETED  
PANELS & STEELWORK ERECTED**



LOW IMPACT INDUSTRY

SELF STORAGE

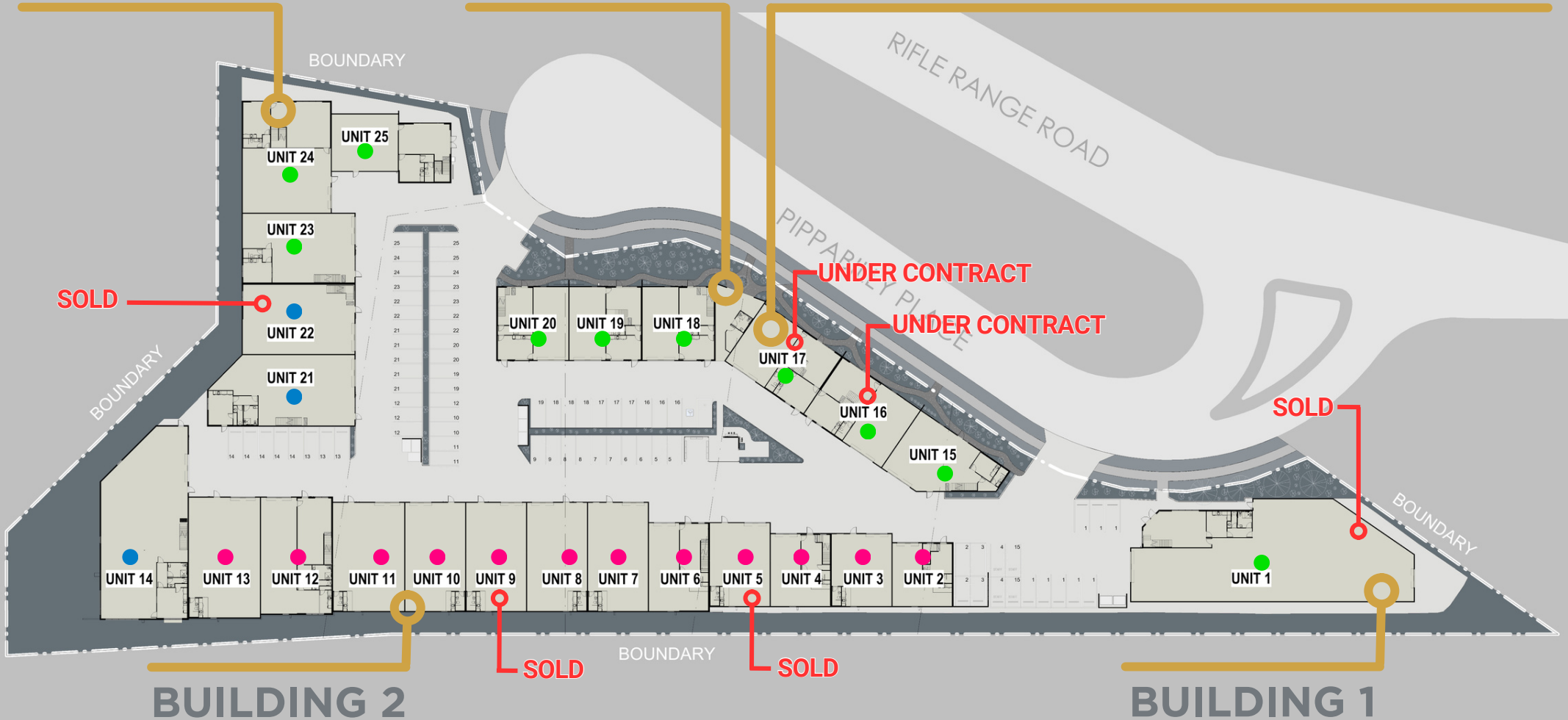
WAREHOUSE

# SITE LAYOUT

BUILDING 4

BUILDING 3

DISPLAY UNIT OPENING NOW





# SALES SCHEDULE



UNIT	STATUS	GROUND FLOOR (m <sup>2</sup> )	FIRST FLOOR (m <sup>2</sup> )	TOTAL (m <sup>2</sup> )	SALE PRICE (\$)
1	SOLD	677	86	763	3,349,000.00
2		105	89	194	929,000.00
3		121	-	121	729,000.00
4		121	52	173	829,000.00
5	SOLD	139	-	139	799,000.00
6		147	66	213	999,000.00
7		181	-	181	949,000.00
8		181	-	181	949,000.00
9	SOLD	181	-	181	949,000.00
10		181	-	181	949,000.00
11		214	-	214	1,099,000.00
12		229	107	336	1,549,000.00
13		237	-	237	1,149,000.00
14		418	166	584	2,649,000.00
15		165	81	246	1,399,000.00
16	UNDER CONTRACT	180	83	263	1,499,000.00
17	UNDER CONTRACT	180	84	264	1,499,000.00
18		148	127	275	1,549,000.00
19		147	67	214	1,199,000.00
20		145	63	208	1,199,000.00
21		269	121	390	2,099,000.00
22	SOLD	219	116	335	1,599,000.00
23		215	113	328	1,599,000.00
24		272	128	400	1,799,000.00
25		190	75	265	1,349,000.00



## ENQUIRE NOW

**PROJECT ADDRESS:**

2-18 PIPPABILLY PLACE, COOMERA

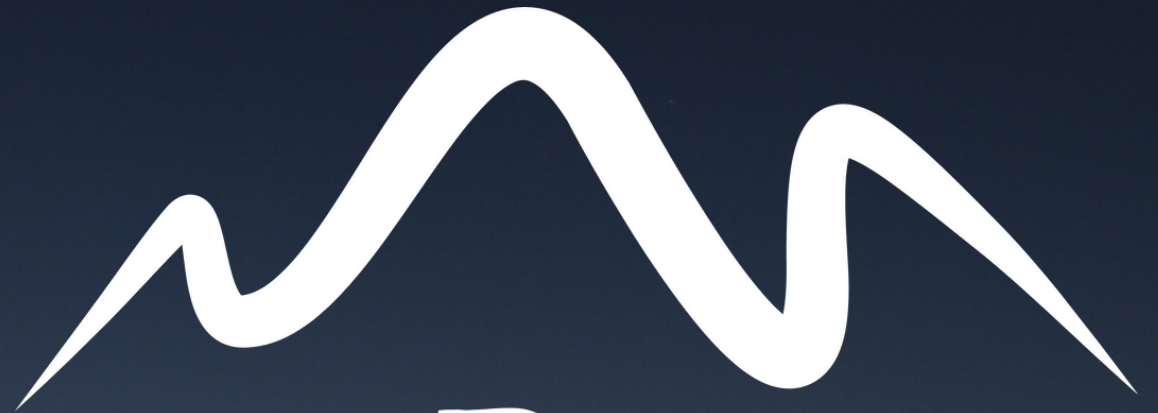
**ENQUIRY PHONE NUMBER:**

(07) 5563 1553

**ENQUIRY EMAILS:**

ANDREW CLARKE

[ANDREW@CLARKES.NET.AU](mailto:ANDREW@CLARKES.NET.AU)



# THE RANGE INDUSTRIAL

CLARKE'S