

THE RANGE
INDUSTRIAL

INFORMATION MEMORANDUM



THE RANGE
INDUSTRIAL

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 11919m²
NUMBER OF UNITS: 25 OFF
UNIT SIZE RANGE: 121 - 763m²
CAR PARKS: 75 TENANCY PARKS
DRIVE THROUGH ACCESS

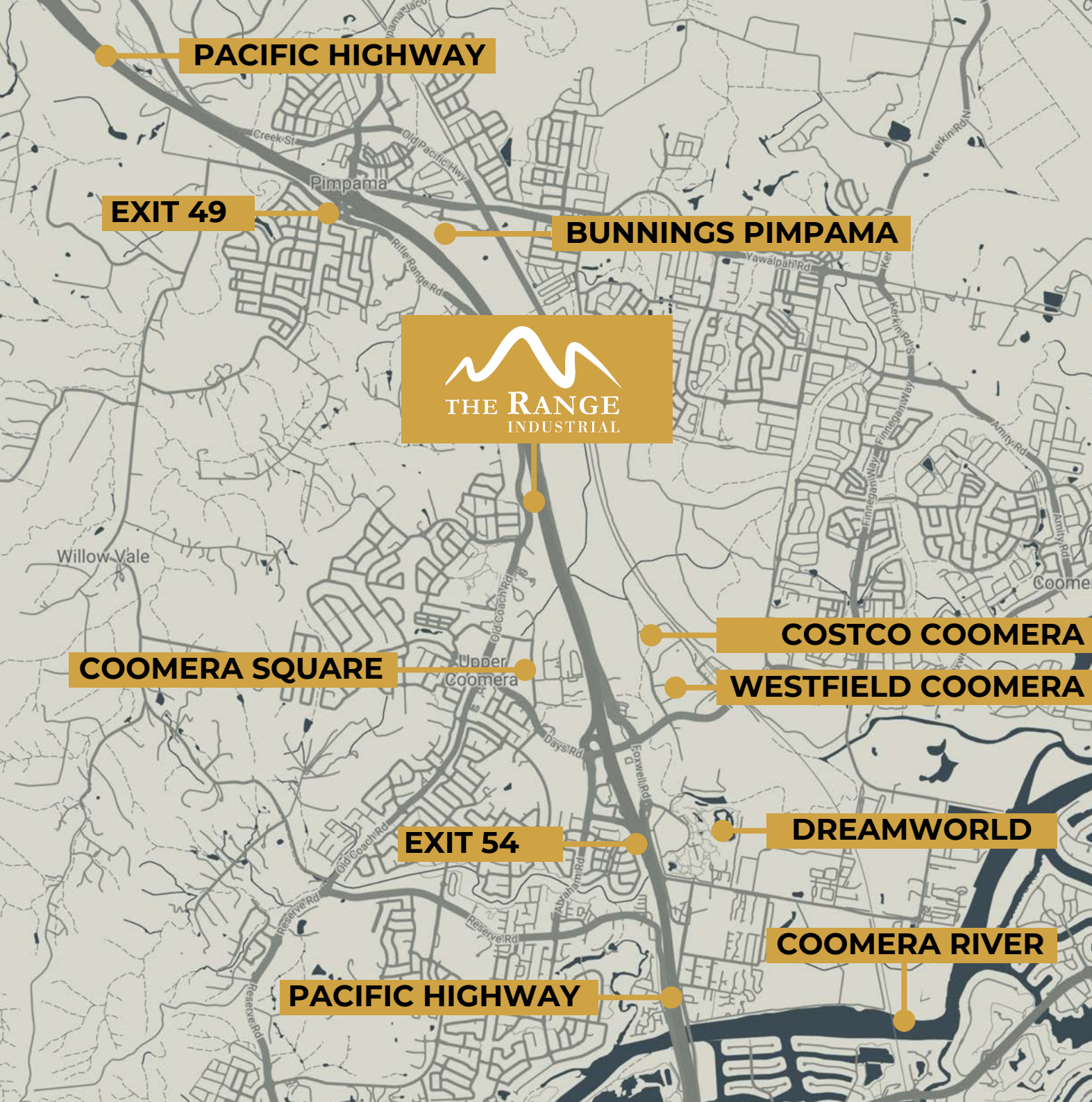
LOCAL AUTHORITY

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

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

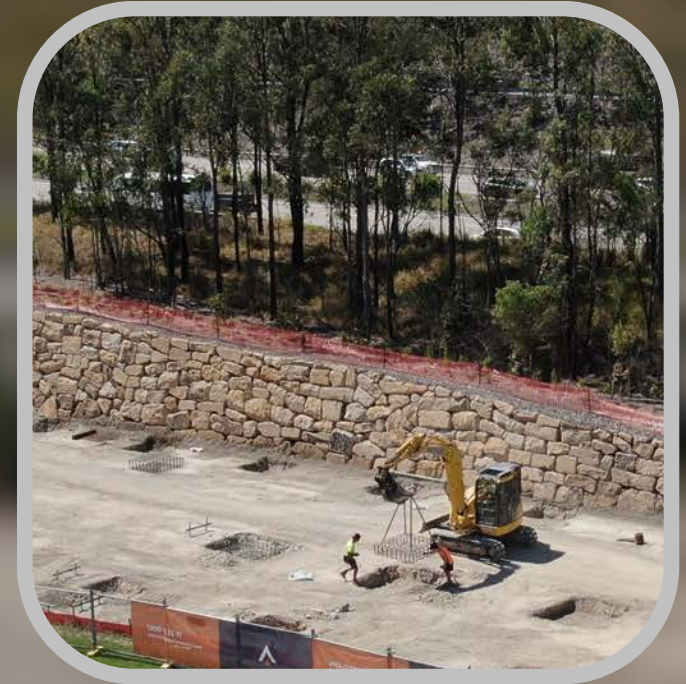
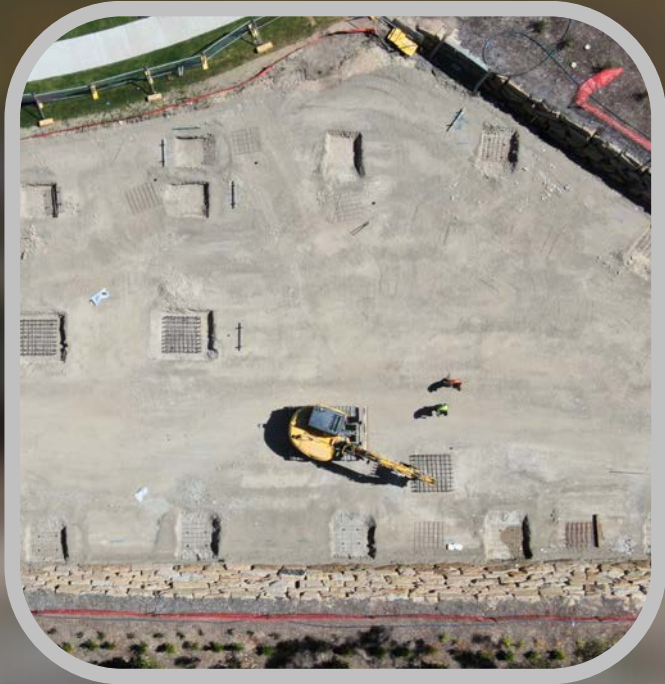
ARTIST IMPRESSION ONLY
SUBJECT TO CHANGE



TYPICAL - AMENITIES

MILESTONES

PROGRESS UPDATE

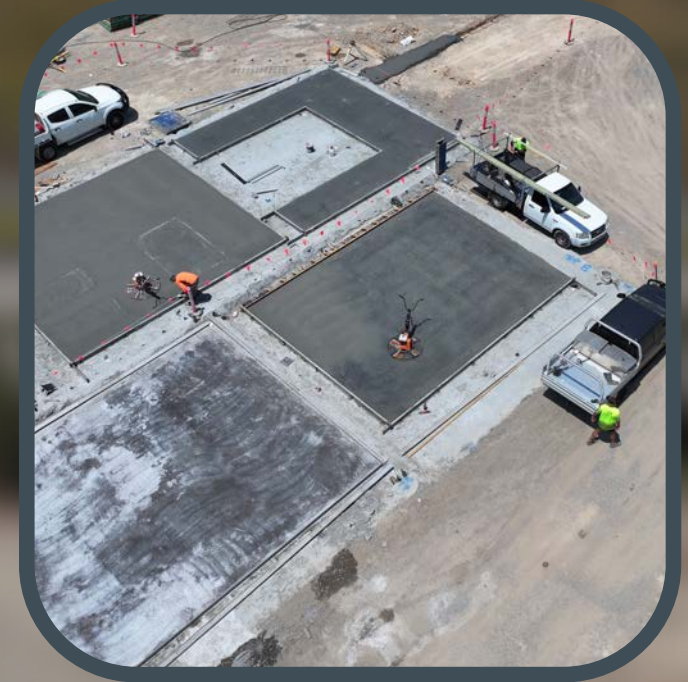


20 · 09 · 2023

EARTHWORKS COMPLETED
FOUNDATIONS STARTED

MILESTONES

PROGRESS UPDATE



20 • 10 • 2023

**FOUNDATIONS COMPLETED
CASTING BEDS STARTED**

MILESTONES

PROGRESS UPDATE



28 • 11 • 2023

LIFT DAY 1
UNIT 1 - BRACED

MILESTONES

PROGRESS UPDATE



29 • 11 • 2023

**LIFT DAY 2
UNIT 2 - 5 - BRACED**

MILESTONES



PROGRESS UPDATE

05 • 12 • 2023

**STAGE 1 PANELS BRACED
STEEL STRUCTURE STARTED**

LOW IMPACT INDUSTRY

SELF STORAGE

WAREHOUSE

SITE LAYOUT

BUILDING 4

BUILDING 3

DISPLAY UNIT OPENING SOON

SOLD

UNDER CONTRACT

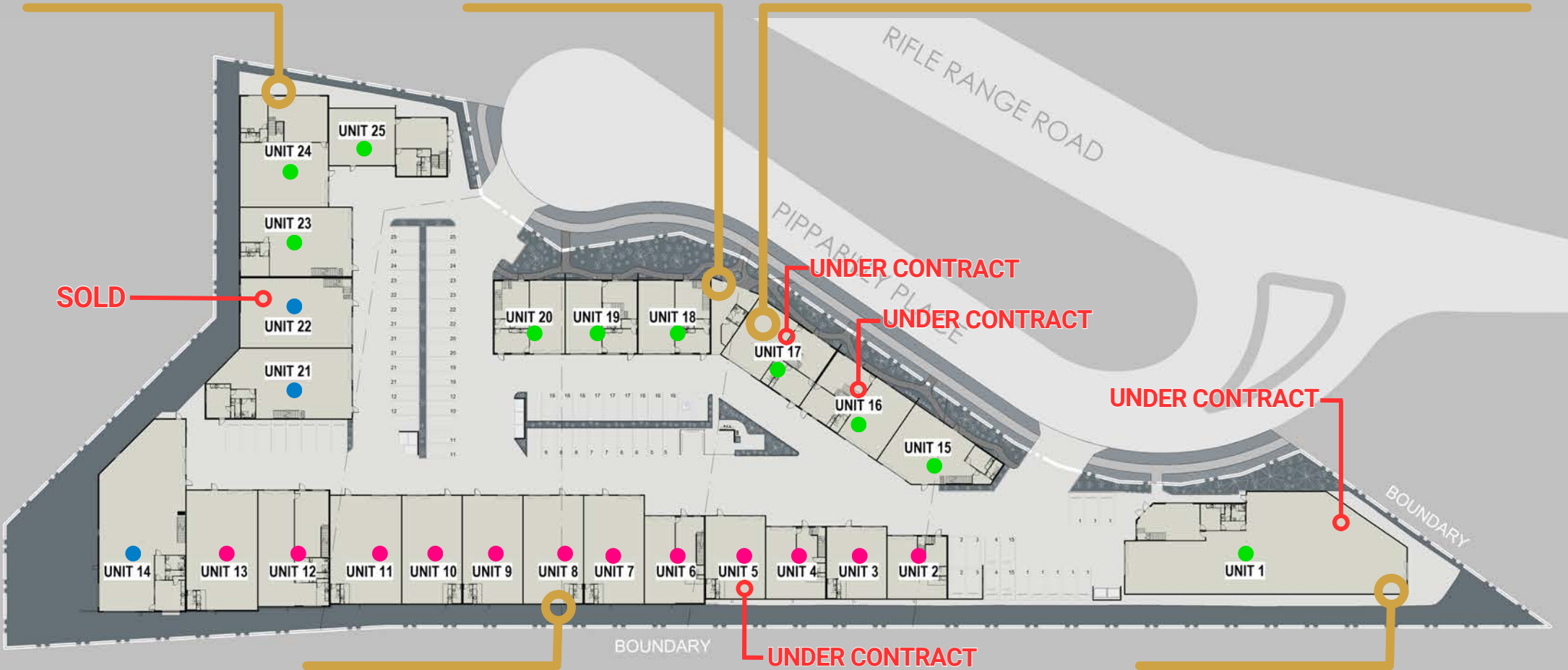
UNDER CONTRACT

UNDER CONTRACT

UNDER CONTRACT

BUILDING 2

BUILDING 1



SALES SCHEDULE



UNIT	STATUS	GROUND FLOOR (m ²)	FIRST FLOOR (m ²)	TOTAL (m ²)	SALE PRICE (\$)
1	UNDER CONTRACT	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	UNDER CONTRACT	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		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

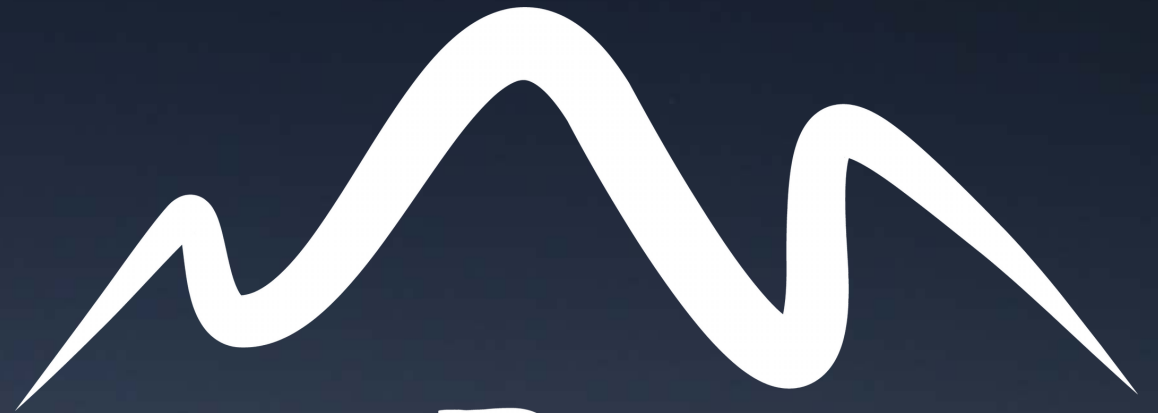
ENQUIRY PHONE NUMBER:

(07) 5563 1553

ENQUIRY EMAILS:

ANDREW CLARKE

ANDREW@CLARKES.NET.AU



THE RANGE
INDUSTRIAL

CLARKE'S