



The
Depot
R I C H L A N D S



For businesses on the move.

THE DEPOT

CONFIGURED FOR BUSINESS.

The Depot Richlands offers a unique opportunity for small business owners to be part of the larger Metroplex Westgate Business Park. Offering excellent transport links, accessibility, parking and security.

- HIGHLY SOUGHT AFTER WESTERN CORRIDOR LOCATION
- EASILY ACCESSIBLE BY CAR AND FOOT
- FITOUTS AVAILABLE
- STYLISH AND SECURE
- RIGHT OPPOSITE 'FUTURE TOWN CENTRE'
- LARGE EXPOSURE TO BOUNDARY ROAD TRAFFIC



Superior Western Corridor Connectivity.



Developed for productivity.

We have the space, how would you use it?



TRADES / WORKSTORE / WORKSHOP

Your shed not big enough for your next project? Want to expand your business and need more space?

Turn one of our units into the perfect workshop, expand your working space & put all your gear in one location.



MANCAVES / WAREHOUSE / TOY STORAGE

Your garage looking a bit crowded? Want somewhere to put all the 4WD gear? A place to get stuff done?

24/7 security & tilt-slab construction means you can put all your big toys in one place with confidence, perfect storage & mancave.



OFFICES / ARTISAN STUDIOS / CREATIVES

Ever wanted to have your own office, a place to create or an environment to hatch the next big idea?

Create an office, open up a studio, get all your creatives under one roof and establish an ideas hub.



CUSTOMISE

TO FIT YOUR BUSINESS

Each business space at The Depot can be individually customised for your specific requirements. Whether you require an office, showroom or studio, these naturally light-filled spaces offer vast scope for numerous different businesses.

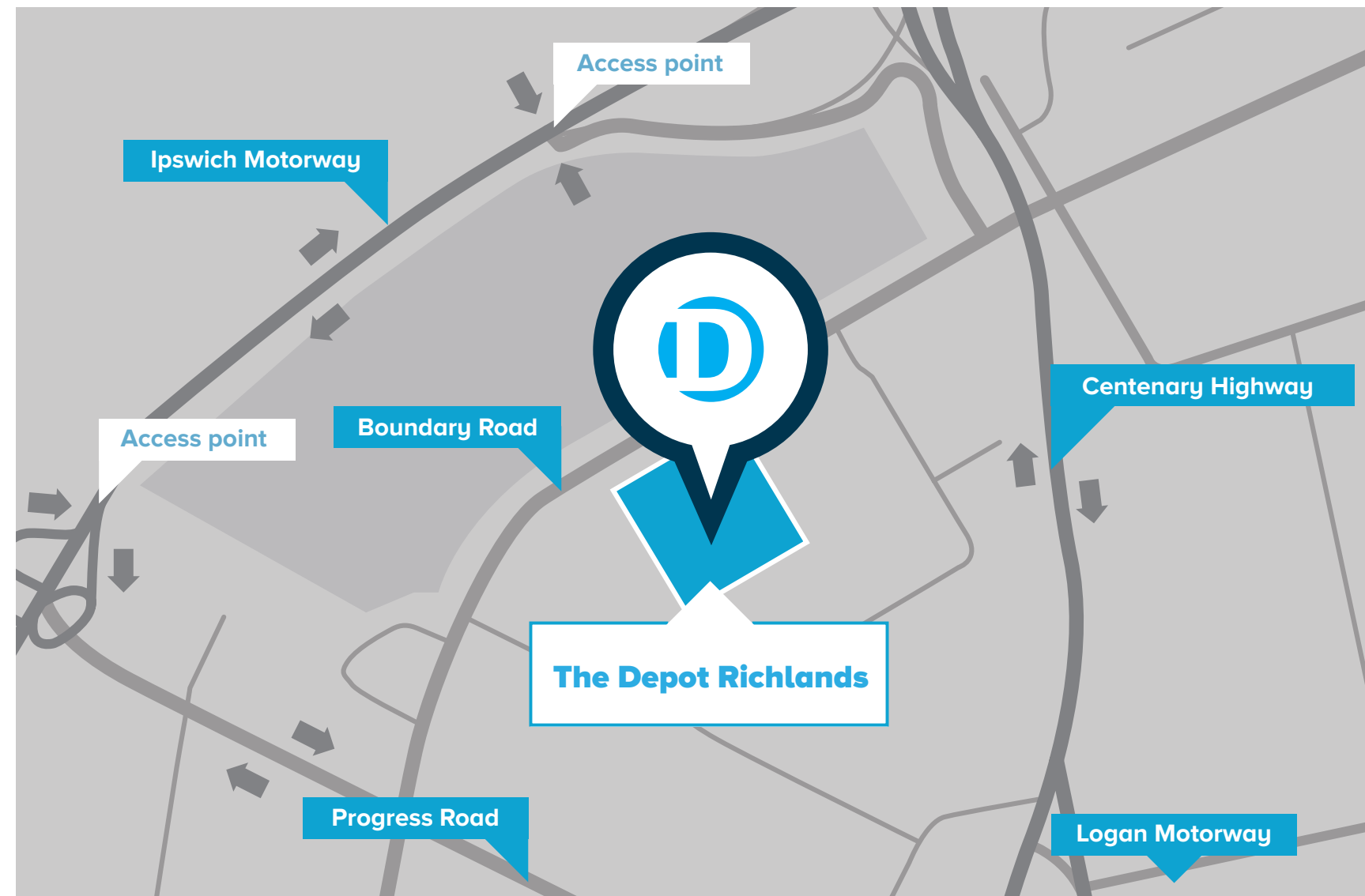
- **DIFFERENT PROPERTY AND SIZE CONFIGURATIONS**
- **INDIVIDUAL CUSTOMIZATION**
- **EXCELLENT NATURAL LIGHT**
 - **NBN READY**

Your business, your space.



Designed & constructed for lasting value.

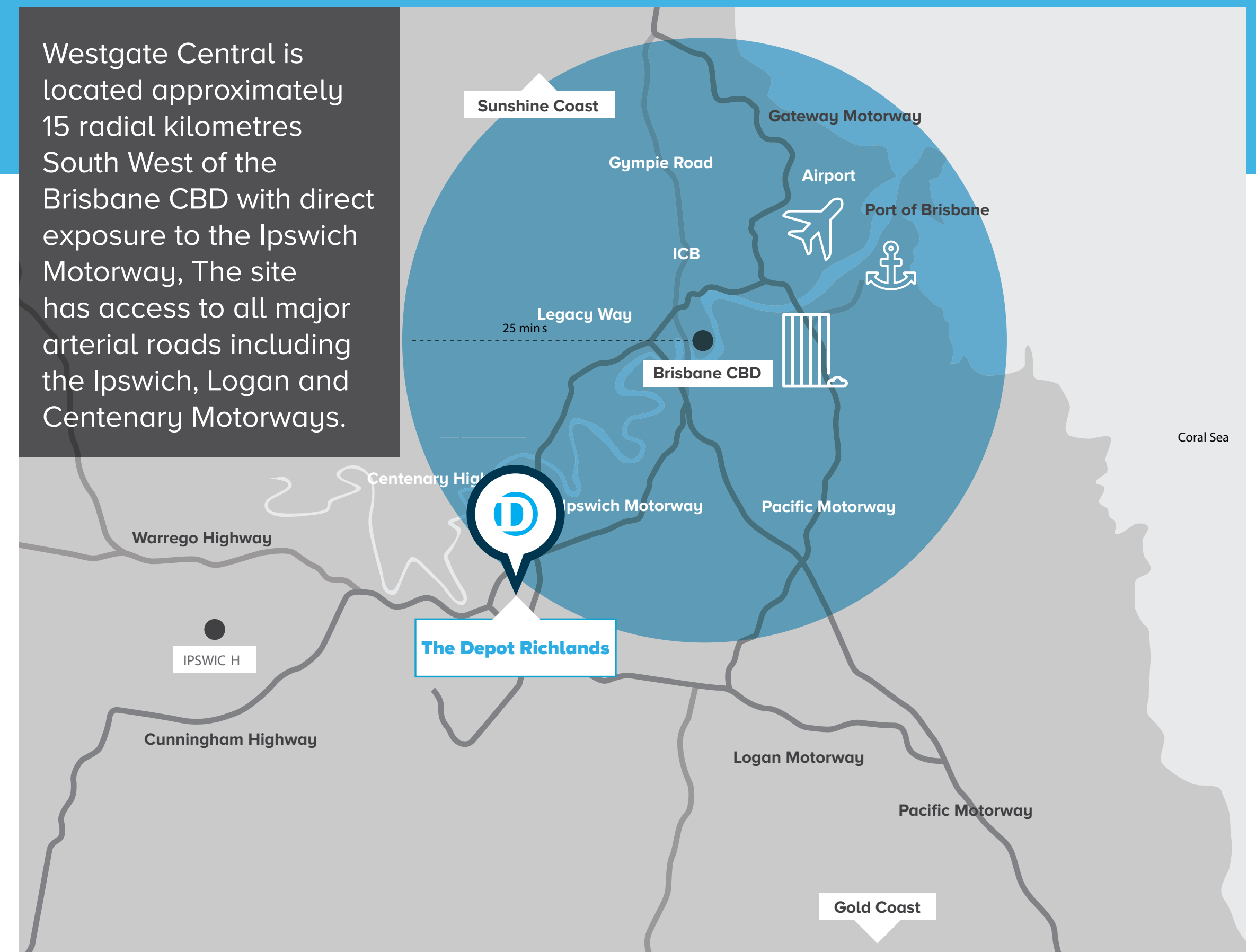
Location



Transportation Infrastructure around Westgate Central has been significantly upgraded including:

- Grade separation and additional lane capacity of the Centenary Motorway / Ipswich Motorway interchange
- Opening of Legacy Way tunnel which directly connects the Centenary Motorway / Inner City By Pass / Airport Link tunnel to the Brisbane Airport and Port of Brisbane
- Upgrade of Progress Road and the Progress Road / Boundary Road interchange
- The missing link in Boundary Road between Keliher Road and Progress Road is now completed and provides direct access along Boundary Road from Oxley to Carole Park. 15,000 vehicles pass Westgate Central each day, delivering exceptional signage and exposure opportunities.

Westgate Central is located approximately 15 radial kilometres South West of the Brisbane CBD with direct exposure to the Ipswich Motorway. The site has access to all major arterial roads including the Ipswich, Logan and Centenary Motorways.



15 KM
TO BRISBANE CBD



20 KM
TO AIRPORT



70 KM
TO GOLD COAST



BUILDING
1

BUILDING
2

BUILDING
3

Unit 5

Unit 1

Unit 4

Unit 2

Unit 3

Unit 6

Unit 10

Unit 9

Unit 7

Unit 8

Unit 11

Unit 12

CUSTOMISABLE SPACES

TO FIT
YOUR
BUSINESS.

UNIT 1
GROUND 200 m²
MEZZANINE 78 m²
TOTAL 278 m²

UNIT 2
GROUND 130 m²
MEZZANINE 43 m²
TOTAL 173 m²

UNIT 3
GROUND 102 m²
MEZZANINE 34 m²
TOTAL 136 m²

UNIT 4
GROUND 109 m²
MEZZANINE 36 m²
TOTAL 146 m²

UNIT 5
GROUND 140 m²
MEZZANINE 54 m²
TOTAL 195 m²

UNIT 6
GROUND 313 m²
MEZZANINE 112 m²
TOTAL 425 m²

UNIT 7
GROUND 200 m²
MEZZANINE 71 m²
TOTAL 271 m²

UNIT 8
GROUND 95 m²
MEZZANINE 32 m²
TOTAL 126 m²

UNIT 9
GROUND 120 m²
MEZZANINE 40 m²
TOTAL 160 m²

UNIT 10
GROUND 137 m²
MEZZANINE 57 m²
TOTAL 193 m²

UNIT 11
GROUND 500 m²
MEZZANINE 173 m²
TOTAL 673 m²

UNIT 12
GROUND 299 m²
MEZZANINE 100 m²
TOTAL 400 m²

About OPD



OPD is a family business with a clear vision of what better working can look like. We operate with a quick and pragmatic approach to meet our customers' needs.

When Brisbane's business district started growing out of the CBD in the 1990s, we began working with communities, especially those on Brisbane's south side, to design and develop dedicated business hubs that could become positive assets to locals.

In 1998 Managing Director, Bill Henderson, introduced the innovative concept of 'office parks' to South East Queensland. Since then, we have developed nine state-of-the-art office parks, and over 100,000 square metres of high quality office space across the region.

OPD's portfolio extends to a number of projects and ventures across Brisbane, Sydney and Melbourne. This includes an assortment of brownfield redevelopment projects, industrial projects, a range of health-related assets, and a high-rise development in Brisbane's inner-city fringe.

Site aquisition

OPD maintains strategic property holdings to accommodate a wide variety of requirements. Where our current holdings are unsuitable, OPD is positioned to act quickly to find and secure the right property for our clients.

Design & development

OPD's development pipeline and long-held relationships with key consultants, contractors and trades allows us to achieve considerable time and cost savings. We deliver first-class results and savings to our clients.

Lease & sale

OPD's portfolio offers clients many opportunities for lease and sale with finance arrangements, and options for prospective tenants and purchasers who need flexibility. This enables OPD to provide solutions that accommodate growth and change as businesses develop.



The Depot

R I C H L A N D S



**Contruction
complete
Mid 2022**



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CREW
—COMMERCIAL—

For businesses on the move.
Find out more - thedepot.net.au



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