



INFORMATION MEMORANDUM
REVISION: C – 1 MARCH 2023

cavema

ALLEY ON JADE

26 Jade Drive

CONTENTS



01

PROPERTY
DETAILS

02

DEVELOPMENT
FEATURES

03

LOCATION

04

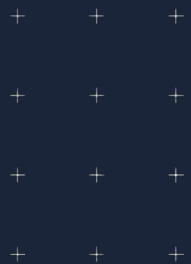
SITE
LAYOUT

05

UNIT
BREAKDOWN

06

3D
VISUALISATIONS





CLARKE'S
DESIGN & CONSTRUCT

ABOUT CLARKE'S

Clarke's Design & Construct, a leading Gold Coast Commercial and Industrial builder is proud to be part of this existing new development in Molendinar. 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, Buildsafe to mention a few.



26 Jade Drive

01

PROPERTY DETAILS

PROPERTY DETAILS

ADDRESS

26 JADE DRIVE, MOLENDINAR
GOLD COAST, QUEENSLAND
LOT 16 RP801709

SITE AREA

LAND: 3382m²
NO. OF UNITS: 17 OFF
UNIT SIZE RANGE: 100-148m²
TENANCY CAR PARKS: 46
VISITOR CAR PARKS: 3

LOCAL AUTHORITY AND PROPERTY ZONING

GOLD COAST CITY COUNCIL
LOW IMPACT INDUSTRY ZONING





26 Jade Drive

02

DEVELOPMENT FEATURES

DEVELOPMENT FEATURES

FIRST TO MARKET

Be the first to own an industrial property in the area. Our development is projected to be completed before any other similar project, giving you a competitive advantage in the marketplace. Completion date Q4 2023

STREAMLINED MOVEMENT

Experience unparalleled ease of movement with our specially designed angled doors. Moving goods and equipment has never been easier, providing a new level of efficiency for your business operations.

CONNECTED LOCATION

Our central location ensures easy access to key commercial centers and transportation routes, allowing you to connect with clients and suppliers with ease.



+ + +

+ + +

DEVELOPMENT FEATURES

SECURE PROPERTY

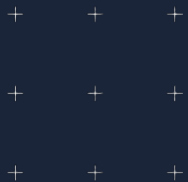
The perimeter fencing, security features and video surveillance of our development provide the peace of mind and protection that you need for your business assets.

CONVENIENT VEHICLE ACCESS

Our ample car parking and truck circulation capabilities are designed to provide easy access for all your vehicles and goods, enabling you to operate with maximum convenience and efficiency.

OPTIMAL BUILDING HEIGHT

We have carefully considered the height of the building, which meets all necessary regulations and offers the perfect balance of space and functionality for a variety of businesses.



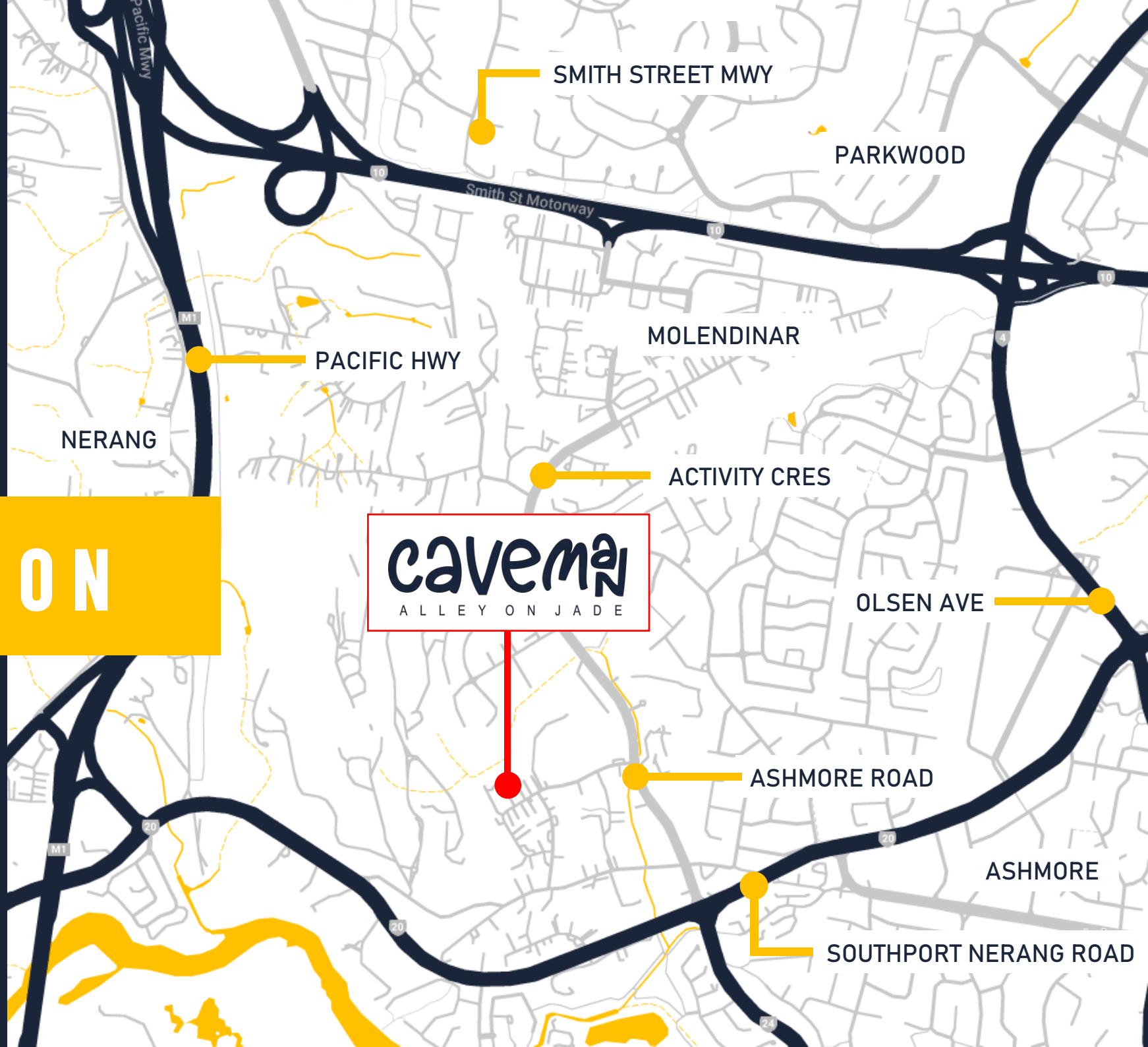


03

LOCATION

26 Jade Drive

LOCATION



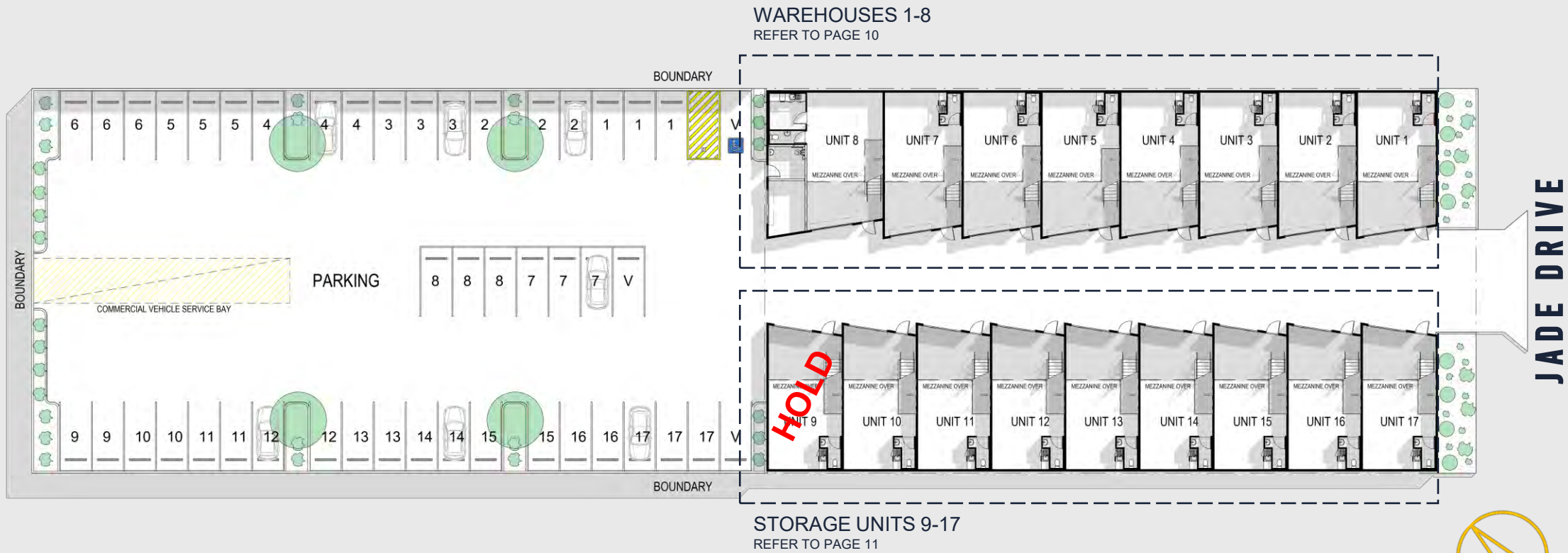


04

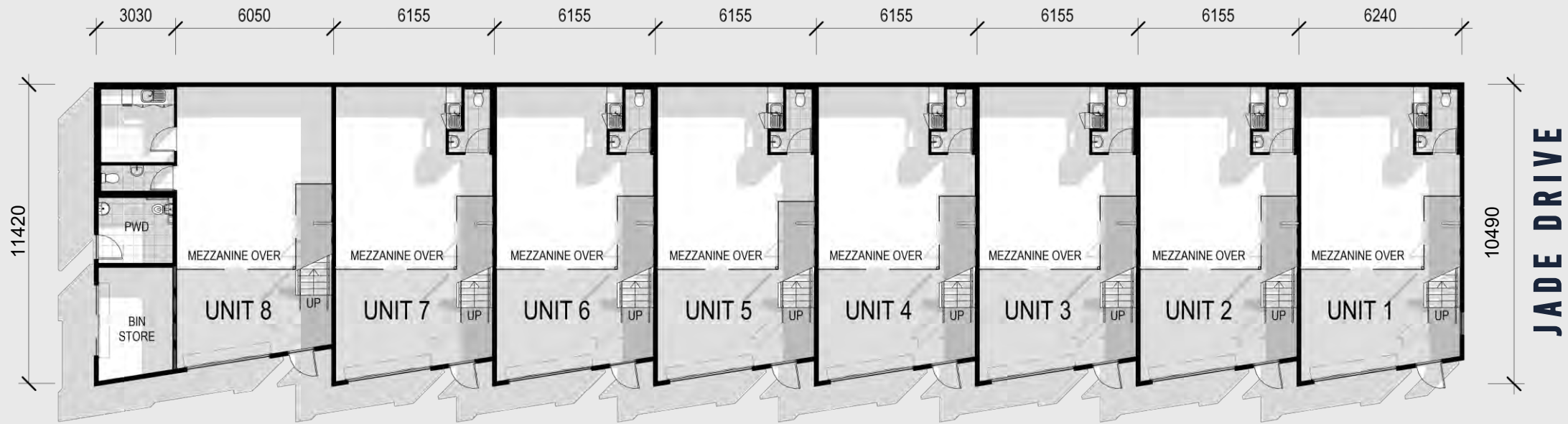
SITE LAYOUT

26 Jade Drive

SITE LAYOUT AND CAR PARKING



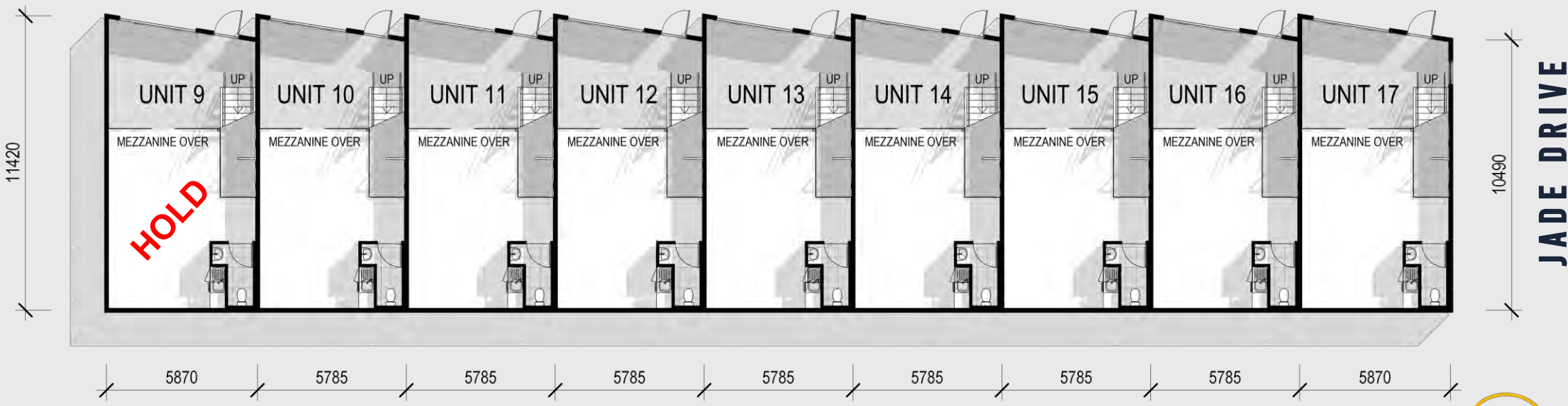
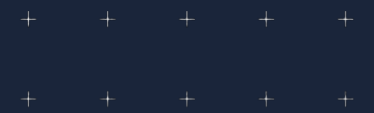
SITE LAYOUT – UNITS 1-8



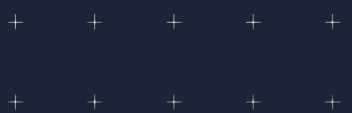
**SIZES SUBJECT TO DETAILED DESIGN



SITE LAYOUT – UNITS 9-17



**SIZES SUBJECT TO DETAILED DESIGN





26 Jade Drive

05

UNIT BREAKDOWN

UNIT SCHEDULE

LOW IMPACT INDUSTRY

- Unit 1
- Unit 2
- Unit 3
- Unit 4
- Unit 5
- Unit 6
- Unit 7
- Unit 8

WAREHOUSE - SELF STORAGE

- Unit 9
- Unit 10
- Unit 11
- Unit 12
- Unit 13
- Unit 14
- Unit 15
- Unit 16
- Unit 17

UNIT	GROUND FLOOR (m ²)	MEZZANINE (m ²)	TOTAL (m ²)	PRICE EX GST (\$)
1	68	40	108	\$579,000.00
2	67	39	106	\$499,000.00
3	67	39	106	\$499,000.00
4	67	39	106	\$499,000.00
5	67	39	106	\$499,000.00
6	67	39	106	\$499,000.00
7	67	39	106	\$499,000.00
8	76	72	148	\$699,000.00
9	64	37	101	HOLD
10	63	37	100	\$479,000.00
11	63	37	100	\$479,000.00
12	63	37	100	\$479,000.00
13	63	37	100	\$479,000.00
14	63	37	100	\$479,000.00
15	63	37	100	\$479,000.00
16	63	37	100	\$479,000.00
17	64	37	101	\$549,000.00



UNITS 1-7

- Concrete Finish to Warehouse Floor
- 3 Exclusive Car Parks
- Electric Roller Shutter
- Windows for Natural Light
- Amenities and Kitchenette
- Modern Kitchenette Cabinetry
- High Quality Finishes
- Particleboard Finish to Mezzanine

**SIZES SUBJECT TO DETAILED DESIGN

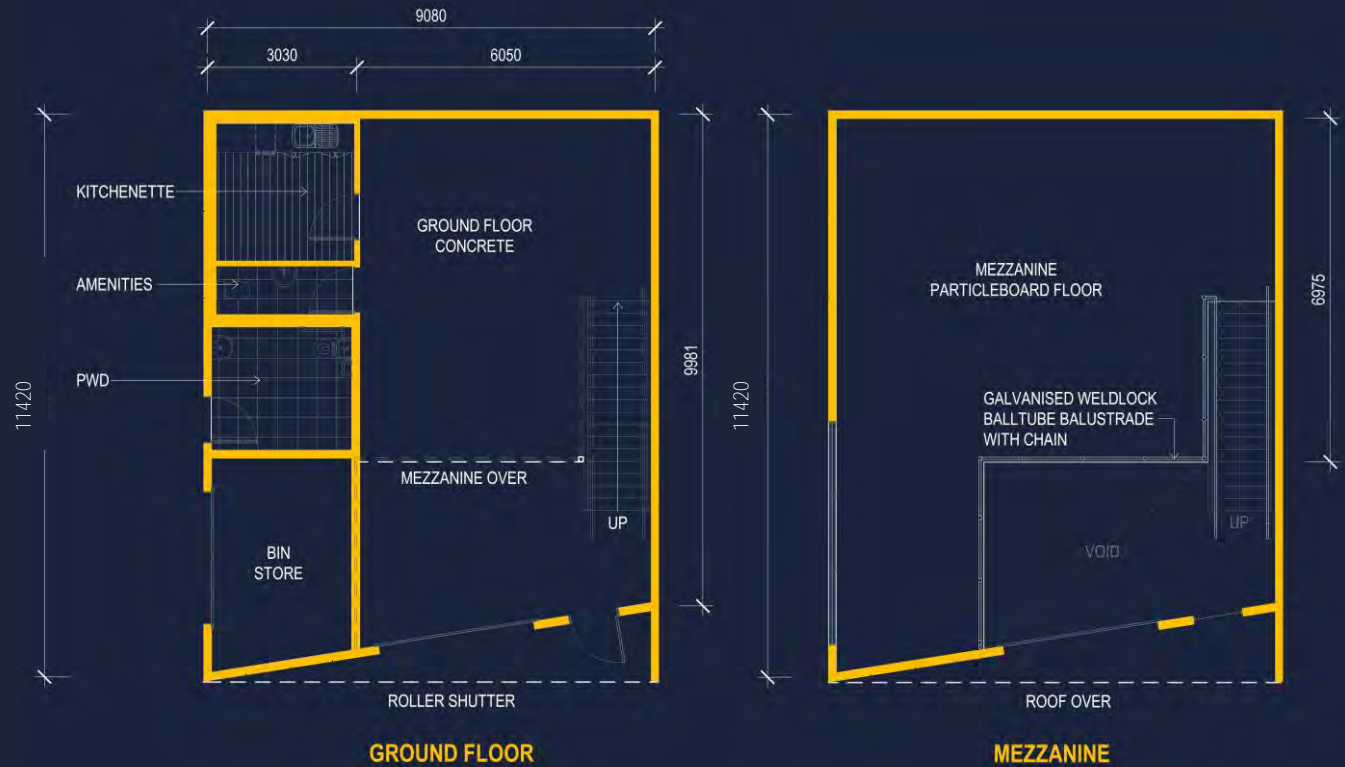




UNIT 8

- Concrete Finish to Warehouse Floor
- 3 Exclusive Car Parks
- Electric Roller Shutter
- Windows for Natural Light
- Amenities and Kitchenette
- Modern Kitchenette Cabinetry
- High Quality Finishes
- Particleboard Finish to Mezzanine

**SIZES SUBJECT TO DETAILED DESIGN



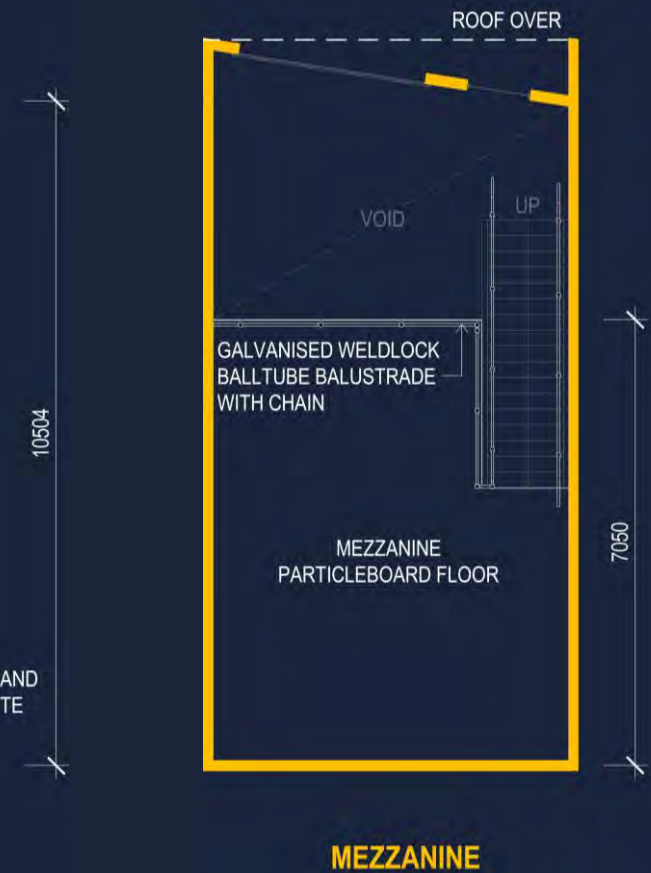


UNITS 9-17

- Concrete Finish to Warehouse Floor
- 2 Exclusive Car Parks
- Electric Roller Shutter
- Windows for Natural Light
- Amenities and Kitchenette
- Modern Kitchenette Cabinetry
- High Quality Finishes
- Particleboard Finish to Mezzanine

NOTE: 3 EXCLUSIVE CARPARKS FOR UNIT 17

**SIZES SUBJECT TO DETAILED DESIGN





06

3D VISUALISATIONS

26 Jade Drive















ENQUIRE NOW

Project Address:
26 JADE DRIVE,
MOLENDINAR

Enquiry:

Clarke's Design and
Construct
Phone: 1300 11 25 11
Email: info@clarkes.net.au

General Manager
Gavin Darke
Phone: 0429 459 277
Email: gavin@clarkes.net.au

CLARKE'S
DESIGN & CONSTRUCT

