

A collection of Industrial SPACE for lease.

EDITION 12 • SEPTEMBER 2019



INDUSTRIAL SPACE



CONTENTS.



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" WELCOME TO THE LATEST EDITION OF SPACE INDUSTRIAL FOR 2019, WHICH SHOWCASES OUR PREMIUM LISTINGS ACROSS THE COUNTRY, FEATURES EDITORIALS AND INSIGHTS FROM OUR LATEST MARKET REPORTS."

It has been an exciting year to date for the Knight Frank Industrial business, with a number of key transactions finalised across all markets.

On behalf of Frasers Property, our Sydney and Brisbane team negotiated a 20,662 sqm pre-lease at Burley Road, Horsley Park.

The Brisbane team sold a 6.4 hectare site at 168 Anton Road, Hemmant for \$37.75 million to Sentinel Property Group, while our Sydney team negotiated the sale of a 10,474 sqm site at Clunies Ross Street, Greystanes for \$24.5 million to Aliro Group.

In Melbourne, on behalf of ESR Australia, we leased a 10,450 sqm distribution centre at 25 Strezlecki Avenue, Sunshine West to Agco Australia, while in Perth our team leased a 9,313 sqm facility at 15 Ashby Close, Forrestfield to Warners Transport.

Greg Russell, Partner, Industrial Logistics, QLD notched up 25 years of service with Knight Frank. Greg's ability to build long standing relationships is a testament to his character and to the knowledge he offers both our clients and colleagues.

In this edition, we turn the spotlight on speculative development and identify what key factors are driving the market forward.

In our Q&A section, Western Australian's Geoff Thomson shares his insights on the Perth market and how to add value to clients, in this ever-changing landscape.

Our operatives share their insights on emerging industrial locations across the Eastern Seaboard and Andrea Brown, Partner, National Head of Project Management & Building Consultancy at Knight Frank Australia and Michael Hatzinikolis of Steve Watson & Partners share their industry expert advice on sprinkler systems.

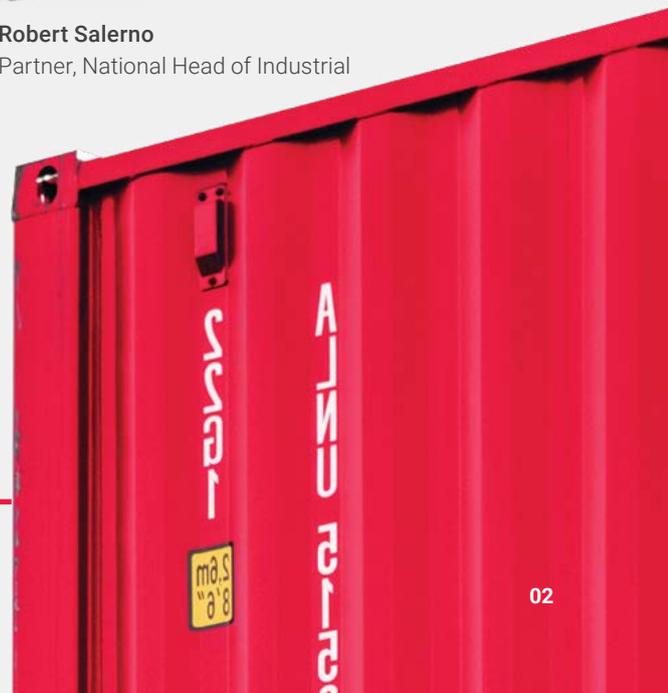
We've made this edition's 'Industriaword' harder to crack – can you solve it? Find the hidden word for your chance to win an industrial toolkit.

I invite you to contact any of our national operatives who will happily respond to your enquiry or connect you with your local expert. When you interact with Knight Frank, you are connecting with more than one person, or one group – you are connecting with the entire global Knight Frank team.

As always, we trust you will enjoy our latest edition of SPACE Industrial.

Yours sincerely,

Robert Salerno
Partner, National Head of Industrial



Pushing the button | speculative development on the rise.

GROWING DEMAND FOR WAREHOUSING AND DISTRIBUTION SPACE REMAINS TOPICAL AS THE ONGOING EVOLUTION OF THE LOGISTIC INDUSTRY THROUGH DIGITAL TECHNOLOGY AND GROWTH IN CROSS BORDER E-COMMERCE DRIVES IN EXPANSION IN THE SECTOR GLOBALLY.

Logistics is high on the radar of institutions, who appear to be actively increasing their exposure to the industrial / logistics asset class through land acquisition and development.

Companies are increasingly focused on value-added services in order to gain competitive advantage over other players in the market, driven by consumer demand and online retail sales growth, as well as changing supply-chain models and technology such as automation and digital themes in transportation and storage. These trends are driving an upswing in industrial construction activity, particularly speculative (spec) development activity on Australia's Eastern Seaboard, led by Sydney and Melbourne on the back of this e-commerce/logistics demand.

PUSHING THE BUTTON

SPECULATIVE DEVELOPMENT ON THE RISE



More than 1.4 million square metres of new industrial stock was completed in Sydney, Melbourne and Brisbane in 2018. Total new development in the sector is running about 200,000 sqm above its average, underpinned by a spec development frenzy in Sydney and Melbourne.

Spec Industrial Development Boom

Approximately 504,000 sqm of spec stock was completed across Sydney, Melbourne and Brisbane in 2018, which is largely considered to be a record high for the sector. Spec volumes in 2019 look to far exceed 2018, with almost 750,000 sqm of spec projects underway or proposed to be completed.

Sydney is leading the spec development pipeline for 2019, with new spec completions expected to surpass the 2018 record volume by more than 20%. While in Melbourne, the momentum that has been gathering since 2017 looks to change gears again this year. Driven largely by demand for Melbourne’s western corridor, where the greatest capacity for expansion exists, the volume of spec projects for 2019 is expected to be more than double what was delivered in 2018. In Brisbane, letting up periods are improving, and new projects are being considered on the back of tenant pre-commitments to part of the available space at various locations.

The upswing in development activity clearly signals the intent of major institutional investors to step up their exposure to the fast-growing industrial sector. The heightened demand for the sector is also being reflected in the significant growth in industrial land values recently on the back of a range of REITs and private equity groups acquiring multiple large strategic industrial development sites in Melbourne and Sydney.

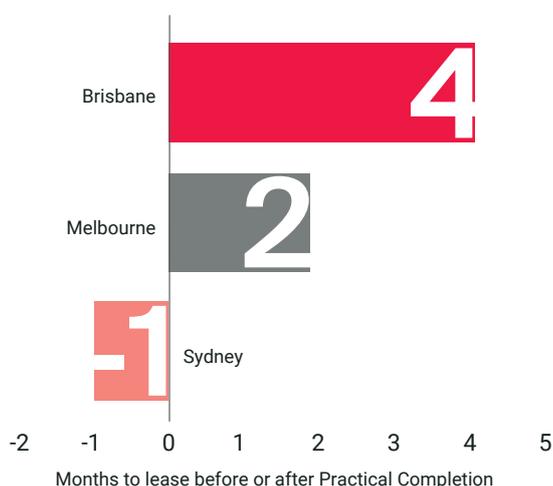
E-Commerce Buys Warehouse Demand

Logistics continues to benefit from ongoing technology and e-commerce demand shifts, for example same day delivery has already transformed into same hour delivery in some countries. Distributors, logistics operators and retailers are increasingly seeking out supply-chain efficiencies to meet the demands of e-commerce. Not surprisingly, take-up trends suggest that demand is being driven by transport / logistics and retail growth, as well as some light manufacturing, notably from companies making products that support logistics and retail.

Nearly 50% of Spec Leased Prior to Practical Completion

Early in this cycle, especially for Melbourne and Sydney, the level of demand was so high that in some cases, developers were unable to keep up. This has buoyed developer confidence to build speculatively in those markets, as reflected in the short letting up periods on spec development.

FIGURE 1 Average Months to Lease Spec Space 2017-2019



In Sydney, the average time on the market is one month, with the majority of spec being leased before completion. In Melbourne, spec builds average two months on the market following completion and in Brisbane, it is four months.

Case Remains Strong for Further Spec

The short leasing periods on spec space suggests that there does not yet appear to be an oversupply in Melbourne and Sydney, possibly because existing prime stock in key transport nodes is in such short supply.

The rise of e-commerce and the ongoing evolution of the supply-chain is driving changes in the sector. By improving local supply-chains for last-mile delivery and creating hubs to meet the demand for industrial and logistics space, development is playing an integral role in this evolution.

The level of activity against the backdrop of high demand has contributed to rapid appreciation of industrial land values over the last three years. While some of these owners are still holding developable land that they acquired previously, which in some cases was 10+ years ago, the tailwind from e-commerce growth seems to be creating enough demand to sustain the take-up momentum we are seeing from transport/logistics, retail and light manufacturing.

There is a real need to bring new industrial product to the marketplace and take up is high, so there

LOGISTICS IS HIGH ON THE RADAR OF INSTITUTIONS, WHO APPEAR TO BE ACTIVELY INCREASING THEIR EXPOSURE TO THE INDUSTRIAL / LOGISTICS ASSET CLASS THROUGH LAND ACQUISITION AND DEVELOPMENT."

is a great opportunity for developers undertaking speculative developments right now, especially in Sydney and Melbourne.

Rising Allocations

While the commentary regarding e-commerce demand and supply-chain efficiencies is not new, the rise in institutional allocations to industrial real estate assets through development is becoming increasingly topical.

Investment in industrial land has been very strong recently, with several Australian and offshore REITs purchasing large-scale land banks in Sydney and Melbourne as they look to boost asset allocation to the sector over time and stabilise their returns through the



KEY FINDINGS

Spec development in Sydney reached a decade-high in 2018. New industrial development completions, including spec and pre-commitments, was almost 200,000 sqm above its historic average.

Spec development is gathering momentum in Melbourne, with completions in 2019 forecast to be more than double what was delivered last year. More than half of the upcoming spec stock due in Melbourne's West is already under offer.

Brisbane spec development is expected to rise as vacancy hits six year lows. Supply will remain dominated by the South and Trade Coast precincts.

More than 1.4 million sqm of new industrial stock was been completed in Sydney, Melbourne and Brisbane in 2018. Almost 90% of this was added to Sydney and Melbourne's industrial precincts.

Circa 1.4 million sqm is under construction or proposed to be completed on the Eastern Seaboard in 2019. More than half of this is being built on a spec basis.

There is real demand for new industrial product and take up is high, creating opportunity for developers undertaking spec developments, especially in Sydney and Melbourne.

development of logistic and industrial assets in those markets over the next three to five years.

Underpinned by improved infrastructure, and strong macroeconomic fundamentals, as well as growth in the e-commerce / online retail segment, the Eastern Seaboard markets present significant development upside in both the pre-lease and spec development markets. This trend seems closely linked to the rapid growth in the online environment as changes to the development landscape become more pronounced. Institutional owners appear especially active on this front, with those fundamentals underpinning long-term confidence in the sector.

As a result, REITs are expected to continue to focus on developable land supplies, competing for any significant land bank opportunities in Sydney and Melbourne in transport corridors, such as Western Sydney and Western Melbourne, placing continued, albeit more modest pressure on land value growth in those markets especially.

" THERE IS A REAL NEED TO BRING NEW INDUSTRIAL PRODUCT TO THE MARKETPLACE AND TAKE UP IS HIGH, SO THERE IS A GREAT OPPORTUNITY FOR DEVELOPERS..."

Established and emerging markets.

A COMBINATION OF COMPETING LAND USES SUCH AS RESIDENTIAL, ZONING RESTRICTIONS, AND AN INSATIABLE DEMAND FROM DEVELOPERS TO CONTROL INDUSTRIAL LANDBANKS, HAS LED USERS TO SEEK LOCATIONS PREVIOUSLY NOT CONSIDERED.

To understand potential land pricing, we have assessed recent transactions in two distinct categories of established infill locations and emerging locations.

> Sydney, New South Wales.

Planning to protect employment lands for the anticipated growth in transport and logistics business activity, combined with limited arterial roadways and the increasing congestion of Metropolitan Sydney due to widespread urban transport infrastructure development, means users are heading out further west but sticking to the motorways.

Industrial development is at record highs, led by speculative development projects, with distributors, logistics operators and retailers looking to incorporate supply-chain efficiencies.

Five years ago, 66% of new supply was on the back of pre-commitments and only 20% stemmed from spec developments. Fast forward to 2018-2019 and spec development accounts for almost half of all new supply.

Combined with continued population growth, increased congestion, rezoning and redevelopment in Sydney's West, developers and users are moving from traditional industrial precincts of Arndell Park and Yennora to further Outer West and South West markets, focusing on locations along the major road network, such as M4 and M7 Motorways.

Emerging Market Assessment

As evidenced by the Greystanes and Gregory Hills transactions overleaf, land values are from \$350 to \$500 per sqm, with easy access to the M4, M5 and M7 motorways, offering corporations convenient access for truck movements, proximity to logistics intermodals and access to key employment areas, such as Parramatta, Sydney and Liverpool.

Development stock pipeline levels reached a peak last year at 640,000 sqm, with 90% of this development stock being delivered by institutional owners in the Outer West and South West markets. We anticipate the development pipeline for next year to be slightly less than this year, at around 579,650 sqm (drop of 13%), setting a new benchmark in 2021 of around 763,512 sqm. A real concern is that the following year (2022) the development stock pipeline will be cut by more than half (56%) to approximately 332,891 sqm. Given the ongoing increase in e-commerce activity and importance in our industrial market of transport and logistics, this lack of future supply will keep pressure on rent and land values in the short term. According to the NSW Department of Planning & Environment, less than 20% (18.7%) of the land, larger than 1 ha, currently zoned Industrial is serviced and therefore developable in the short term equating to 646 ha out of 3,451.4 ha.

In the short to medium term (next 5 years) we will continue to operate in an environment of high demand and low supply or even land shortage. Provision of services and the timing of unlocking industrial zoned land may not keep up with the pace of demand however, we believe this will change in the medium term with zoning, servicing and development of new industrial land parcels around the future Western Sydney Airport.

Evidence of land sales in these areas include:

Established Location



| | |
|-----------------------|--------------------------------|
| Address | 25 Holbeche Road, Arndell Park |
| Site Area | 23,700 sqm |
| Sale Price | \$15,100,000 |
| Sale Rate | \$637/sqm |
| Purchaser Type | Institution/developer |
| Comments | Industrial estate |

| | |
|-----------------------|----------------------------|
| Address | 26-28 Nelson Road, Yennora |
| Site Area | 88,000 sqm |
| Sale Price | \$49,000,000 |
| Sale Rate | \$557/sqm |
| Purchaser Type | Institution/developer |
| Comments | Industrial estate |

Emerging Location



| | |
|-----------------------|--|
| Address | Lot 107 Clunies Ross Street, Greystanes |
| Site Area | 50,800 sqm |
| Sale Price | \$24,500,000 |
| Sale Rate | \$482/sqm |
| Purchaser Type | Institution/developer |
| Comments | Purchased for further site expansion adjoining larger acquisition. |

| | |
|-----------------------|---|
| Address | Turner Road, Gregory Hills |
| Site Area | 130,900 sqm |
| Sale Price | \$47,100,000 |
| Sale Rate | \$360/sqm |
| Purchaser Type | Institution/developer |
| Comments | Future industrial development pipeline. |

> Western Melbourne, Victoria.

Since the start of 2018, developers have purchased approximately 670 hectares of industrial zoned land in Melbourne's west (accounting for purchases above 5 ha). With few remaining zoned and developable land parcels over 5 hectares, existing land supply is nearing exhaustion. In addition, the western industrial market is becoming an increasingly popular destination for large companies due to the affordable rents and proximity to the CBD and ports.

The western precinct has recorded a five-year average annual absorption rate of 329,300 sqm for properties above 5,000 sqm. Extrapolating on historical figures, Knight Frank estimates most of the existing landbank in Melbourne's western market will be absorbed over the next 10 years. As the remaining developable land in the West is captured, developers, investors and owner occupiers will naturally migrate to an emerging area that will suit these same needs.

Emerging Market Assessment

A surging Victorian economy, strong population growth and the rising industry of e-commerce have all been major factors in the strong sustained growth of the industrial sector. As companies are in constant pursuit to satisfy a generation of consumers where expectations of same day deliveries are rising, the demand for well-designed purpose-built facilities has soared. In combination with the high demand, there is a distinct lack of development ready industrial sites in Melbourne's west. Consequently, developers have snapped up sites at record rates to ensure they have control over the remaining landbanks as industrial assets grow in demand.

As a result, institutions are acquiring land further west from the CBD. This is evidenced by Stockland's 260-hectare Mount Atkinson Estate, and Dexus' 128-hectare Ravenhall Estate, which are both over 20 radial kilometres west of the Melbourne CBD. As land prices continue to rise and the industrial land supply tightens, Knight Frank believes developers will view Melton as a future industrial growth corridor as the precinct boasts efficient transport routes to the city and has support from a growing residential catchment. It is important to note, Melton is located only 32km west of the Melbourne CBD and 30km west of the Port of Melbourne, roughly the same distance as Dandenong, an existing destination for industrial occupiers in Melbourne's South East. As the existing industrial landbank is developed over the following years, the surrounding residential catchment develops and major infrastructure projects such as the Outer Metropolitan Ring Road are completed, Melton presents a compelling case to be a future industrial hub.

Evidence of land sales in these areas include:

| | Established Location | | Emerging Location | |
|-----------------------|--|---|--|--|
| Address |  11-167 Palm Springs Road, Ravenhall |  744 Boundary Road, Truganina |  1-65 High Street, Melton |  57-81 Abey Road, Cobblebank |
| Site Area | 1,270,000 sqm | 400,500 sqm | 84,900 sqm | 100,000 sqm |
| Sale Price | \$100,000,000 | \$23,100,000 | \$6,050,000 | \$5,810,000 |
| Sale Rate | \$78.74/sqm | \$57.68/sqm | \$71.26/sqm | \$58.10/sqm |
| Purchaser Type | Institution/developer | Institution/developer | Institution/developer | Institution/developer |
| Comments | Industrial estate. | Industrial estate. | The site will be a mixed use hub with office, retail and industrial facilities. | Existing 8,000 sqm facility on the site. |

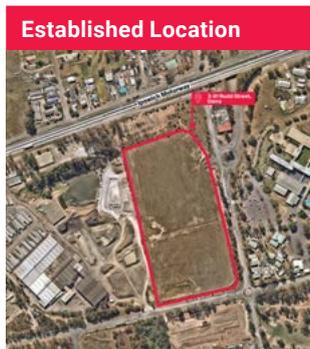
> Brisbane, Queensland.

The traditional Brisbane logistics corridor mirroring the Logan Motorway is suffering from a dearth of large land opportunities to meet the needs of the ever-increasing demand from the logistics sector. This has caused institutional developers and users to seek alternative locations. The “pack’ appear to be heading west along the Ipswich Motorway to existing locales of Richlands and Wacol and the rapidly expanding Redbank Peninsula.

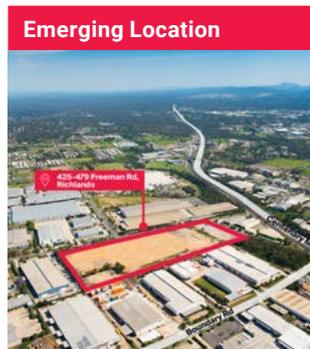
Market Assessment

In the short to medium term even these markets will suffer from a significant land supply shortage especially for larger parcels (>10ha), which will lead to developers/occupiers seeking the next “big thing” in the market. There are zoned locations further from the CBD but most suffer from infrastructure inadequacies.

Evidence of land sales in these areas include:



Established Location



Emerging Location



| Address | 3-91 Rudd Street, Darra | 425-479 Freeman Road, Richlands | Robert Smith Street, Redbank |
|----------------|---|---|-----------------------------------|
| Site Area | 70,300 sqm | 90,559 sqm | 110,900 sqm |
| Sale Price | \$21,090,000 | \$26,500,000 | \$31,605,500 |
| Sale Rate | \$300/sqm | \$293/sqm | \$285/sqm |
| Purchaser Type | Developer | Developer | Owner occupier |
| Comments | Corner site with exposure. Ready for development. | Large corner site requiring road widening and kerb and channel. | Level site ready for development. |

There has also been very significant leasing commitments by Coles and Australia Post.



| Address | Redbank Motorway Estate, Redbank | Redbank Motorway Estate, Redbank |
|-----------|----------------------------------|----------------------------------|
| Lessor | Goodman | Goodman |
| Tenant | Coles | Australia Post |
| GLA | 66,067 sqm | 48,748 sqm |
| Site Area | 172,000 sqm | 135,200 sqm |
| Term | 20 years | 15 years |
| Incentive | 2.75% | 9.6% |
| Comments | PC Q1 2021 | PC Q4 2019 |

Are all sprinkler systems the same?

**INDUSTRY EXPERTS:
ANDREA BROWN, PROJECT
MANAGEMENT & BUILDING
CONSULTANCY, KNIGHT FRANK
AUSTRALIA AND MICHAEL
HATZINIKOLIS OF STEVE
WATSON & PARTNERS, TALK
SPRINKLER SYSTEMS.**

Is it reasonable to expect that all industrial units be fitted with sprinklers and even better that those sprinklers are not mains fed but to be served from a tank? It depends who you are talking to of course, because the capital cost has to come from somewhere.

Sprinkler systems in essence need to be designed to the suit the occupancy and storage type that the industrial facility is put to. Not understanding how a premises will be occupied and what volume and type of product will be stored can for a building owner leave you with an asset that may not attract certain occupiers and as an occupier expose you to reasonable costs to address shortfalls to ultimately meet compliance with the BCA ("Building Code of Australia").



As an occupier there are quite a few matters that you need to consider in respect of sprinklers as part of your due diligence, not only when looking to lease a premise (whether that be greenfield or brownfield) but also if considering alterations to your operations whilst you are already in occupancy.

Ultimately, you should always seek the professional advice of an expert. Both an experienced project manager and a private certifier will prove invaluable at the early stages when you are considering a relocation or a refurbishment. Even in sprinkler protected assets, existing sprinkler systems need to be assessed to determine the adequacy of the existing system and suitability for the intended use of the space. The project manager and private certifier work hand in hand to provide budgetary and programme advice but also to provide solutions when you are faced with shortfalls in requirements. There are many ways to skin a cat as the phrase goes and likewise individual solutions to requirements are often unique. Having the right team on board early will help with the required navigation.

Keys items to consider:

- > **Racking and Storage Parameters:** The height and volume of racking can trigger a sprinkler requirement and if you are already in occupancy in a sprinkler free asset that could result in the installation of either a full high level sprinkler system (i.e. Early Suppression Fast Response System (ESFR System)) or in rack sprinklers.
 - **Hazard Classification:** an “occupancy of excessive hazard” typically relates to industrial/warehouse buildings (or part) that are used for storage in fire compartments exceeding 2,000 m² / 12,000 m³ and satisfy the following criteria:
 - **Racking Height:** storage of combustible materials/goods at a height greater than 4 m; and
 - **Racking Volume:** aggregate volume exceeding 1,000 m³; and
- **Storage Type:** storage of combustible goods/materials (i.e. timber pallets, combustible cartons irrespective of content, furniture / equipment and materials having wrappings, preformed containers of foamed plastics etc.).
- > **Temperature:** If you need install a cool room and the cool room is going to get close to 4 degrees or below you will need to use dry head as opposed to wet head sprinklers. These often have to be shipped from overseas so there can be a long lead and can also cost 3 times or more per sprinkler head.
- > **Insurance Specific Requirements:** Many global occupiers have additional insurance requirements to abide by, for example the need to comply with FM Global standards. These requirements could trigger pump upgrades and the need to introduce a false ceiling in a warehouse (owing to it being too high). All of which are generally considered over and above the BCA and therefore an occupier cost.
- > **Make Good:** Creating a solution that addresses the problem should never ignore what happens at lease expiry. In rack sprinklers are rarely considered a value add by a building owner and attract considerable costs to remove (much like they do to install). The cost benefit analysis of any works must always consider the future exit strategy.
- > **Development Application:** Installing a sprinkler and tank system will require a development application. There is therefore a need to understand if this meets your programme requirements (it could take 6 months to document and seek the required consents) but more importantly does the site have the space to position a tank without restricting or impeding operations and truck movements now and in the future.

Given that sprinkler systems can attract a considerable capital cost to install and/or modify, it is important as an occupier that you are clear on your occupancy needs. Early advice is always recommended from the appropriate subject matter experts and much as each occupier is considered unique, so are the are the fire services solutions to their requirements.

Q&A: Geoff Thomson, Director, Head of Industrial Logistics, WA

About your career...

With over 30 years of industrial property experience, Geoff Thomson, Director, Head of Industrial Logistics, Western Australia has a wealth of knowledge of the Perth market and the different ways an agent can add value to clients, particularly in an ever-changing landscape.

In this edition of SPACE Industrial we chat to him about his time in property, what's happening in the Perth market and the ingredients for success as an agent.

Q Tell us a bit about your career to date. How long have you been with Knight Frank?

A I started at Knight Frank back in 1987 and worked with the WA industrial team for 13 years until 2000. I then joined a smaller property firm and worked in industrial until 2017 when the opportunity to return to Knight Frank came about.

I was ready to move on and be exposed to the bigger deals and institutional clients again and having worked with the team previously I didn't hesitate for a second.

Q How did you end up in property? And specifically industrial property?

A I actually started off at university doing something completely different. At the end of my degree I had the option of continuing my studies to pursue a career in Biology or starting my career. I happened to be offered a job at the Valuer General's Office and decided that was the route I wanted to go down. Around five years later a friend who was working in the industrial team at Knight Frank asked if I was interested in joining the team. The rest is history.

Q What have been some of your recent transactions?

A I most recently sold 16-18 Baile Road in Canning Vale to Centuria for around \$18.0 million, while we also sold 21 Glassford in Kewdale for \$3.5 million. On the leasing side, I negotiated the lease of a 9,313 sqm facility at 15 Ashby Close in Forrestfield for \$800,000 per annum.

Q What is your career highlight to date?

A I would probably have to say my recent Baile Road sale, mainly for sentimental reasons. I sold a mate and his father the land 20 odd years ago and when they were ready to sell they came straight to me exclusively.

That's what I love about property – the relationships. And it's always great to have clients who are happy to come back and use your services time after time.

Q What is happening in the Perth industrial market? Where do you see it heading in the next 12-18 months?

A When the mining sector slowed down, the effects were felt across the market. The mining, oil and gas activity has started to pick up, and although the market has remained relatively flat there are signs of improvement, particularly in the areas that supply these sectors.

In the next 12-18 months we will continue to see improvement in the market, with the firming of land values and rising rental rates.

Q Where do you see the opportunities for clients in the market?

A Land. Large parcels of land are currently inexpensive around Perth, and we are starting to see an increase in interest from institutions.

There's plenty of investment activity occurring as yields are low for Perth but high when compared to Sydney and Melbourne, so it presents the opportunity for better returns.

Q Three key ingredients for success in your role?

A 1) Knowledge
2) Relationships
3) Experience

Q What do you bring to your role?

A Property is a relationships game and having been in the industry for a long time I have built up a diverse range of relationships across the industry, from institutions to developers to high net worth individuals (HNWIs).

Some might say it's a bit old school, but I firmly believe you still have to go out and pound the pavement to be successful as an agent. We're going through a change where it's becoming more and more a tenant driven business, and being able to build those relationships from the get go is invaluable not only to you but also your clients.

Q Best advice you've ever been given?

A When you're talking to a client, remember they're the most important person in the conversation.

" WHEN YOU'RE TALKING TO A CLIENT, REMEMBER THEY'RE THE MOST IMPORTANT PERSON IN THE CONVERSATION."

On a more personal note...

Q If you were in property, what would you be doing?

A Having studied biology at university, I think I would have pursued something along those lines. When I did the course, the ability to make good money was not there; however, these days these qualifications are in demand from a range of businesses.

Q Who is your personal role model?

A I have never really believed in role models apart from my parents. My first boss at Knight Frank was Martin Reeson and he was a great support although he had a different way of looking at things.

Q What is your ideal holiday?

A I used to love going camping with the kids, but now they are older my wife and I are hoping to take the time to travel overseas and drive to remote places in Australia.





33,250 sqm at Compass Logistics Estate, Eastern Creek



10 Eastern Creek Drive, Eastern Creek NSW

Compass Logistics Estate is Eastern Creek's latest state of the art industrial estate offering customers lettable areas from 12,590 sqm to 33,250 sqm. The estate benefits from unrivalled access to M7 and M4 Motorway.

Key features include:

- > 10.5 m to 14.7 m clearance
- > ESFR sprinkler system
- > Separate car/truck
- > 41 m hardstand width
- > Full drive around access
- > IN1 – General Industrial zoning
- > B-Double access
- > Practical completion Q4 2019
- > 24/7 operational use



Building Size
From 12,590 sqm



Land Size
NA



Special Feature
41 metre hardstand

For Lease

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View Online: knightfrank.com.au/SPACE



Secure Industrial Yards in North West Sydney

Riverstone Business Park, Riverstone Parade,
Riverstone NSW



Some of the best affordable land in the North West

- > Areas from 100 to 100,000 sqm
- > Zoned IN1 General Industrial – suitable for a wide range of uses
- > Compacted hardstand
- > Secure site with gated entry and security guards on-site
- > Sites available fenced with power and water
- > Good access to Windsor Road and Richmond Road
- > Potential to add extras such as demountable offices
- > Site has truck servicing, tyres and discounted diesel
- > Local amenities and shops nearby



Building Size
100 to 100,000 sqm



Land Size
200 ha



Special Feature
Secure site

For Lease

James Reeves

+61 404 039 884

James.Reeves@au.knightfrank.com

View Online: knightfrank.com.au/SPACE



Villawood Freestanding Industrial Facility

110A Christina Road, Villawood NSW

- > Substantial site area of 2.035 ha
- > Secure site with gatehouse and boom gate entry
- > 3,535 sqm freestanding warehouse building including office area of 174 sqm
- > 1,201 sqm two level freestanding office building
- > Office building ideal for ground floor showroom and first floor office
- > Five on-grade roller shutter doors
- > 6.4 m to 8.2 m internal clearance
- > Awning areas to allow for weather loading
- > Drive around access
- > Truck/vehicle wash bay maintenance area
- > Generous on-site parking



Building Size
4.752 sqm



Land Size
2.035 ha



Special Feature
Extensive hardstand areas

For Lease

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View Online: knightfrank.com.au/SPACE



DA Approved Industrial Facility in North West Sydney



Sydney Business Park, 302 Hawthorne Avenue, Marsden Park NSW

Great Corporate HQ – Sydney Business Park

Sydney Business Park is a privately owned, master planned business park. Set over 256 hectares, this campus style development is raising the benchmark in innovation design, amenity and environmental sustainability.

Opportunity to be located amongst businesses such as ASICS Oceania, Lindt, Dulux, IKEA, Axalta, Ausreo, Actron Air, e-store Logistics, Medline and many others.

- > 12,000 sqm high clearance warehouse
- > 1,200 sqm office (can be reduced to 600 sqm if required)
- > Separate car and truck access
- > Full drive around truck access
- > Six on-grade loading docks
- > Four recessed docks
- > B-Double access
- > DA approved premises
- > 153 car spaces
- > Other size premises also available



Building Size
13,200 sqm



Land Size
25,110 sqm



Special Feature
Full drive around access

For Lease

James Reeves

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Matthew Pizzonia

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View Online: knightfrank.com.au/SPACE



High Quality Warehouse in the Heart of Western Sydney

19 Holbeche Road, Arndell Park NSW

Options @ Arndell Park sets a new standard for mid-market users.

Positioned in the long-established industrial precinct of Arndell Park, Options strategically positions your business on B-Double approved routes, moments from the M4/M7 Lighthorse Interchange, as well as the multi-directional Reservoir Road (M4) interchange (no tolls).

Key features include:

- > Flexible size leasing opportunities from 2,000 to 21,000 sqm
- > 11.1 to 13.7 metre clearance
- > 8 metre wide on grade roller doors
- > Building 1: boasts exposure to Holbeche Road
- > Building 3: exclusive hardstand yard of 5,000 sqm
- > Drive through access from Contaplas Street and Holbeche Road
- > Laybys for truck parking and container set-down
- > Large power supply possible
- > ESFR sprinklered
- > LED lighting



Building Size
2,000 to 21,000 sqm



Land Size
40,000 sqm



Special Feature
Drive-through access

For Lease

James Reeves

+61 404 039 884

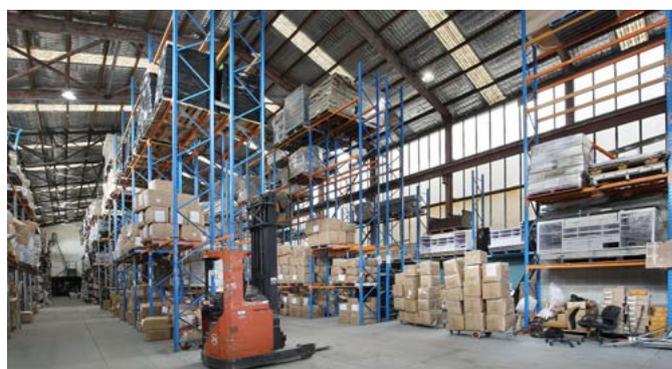
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Large Freestanding IN1 Zoned Facility

168-174 Euston Road, Alexandria NSW

Freestanding facility in IN1 zoned strip, one of the only ones in Alexandria

The facility offers prominent frontage to Euston Road, ready to capitalise on the future Westconnex precinct and greater Sydney connection.

- > 3,100 sqm warehouse
- > Internal clearance ranging from 5.2 m up to 10 m
- > 300 sqm office across two levels with huge potential
- > Refurbished amenities
- > All new LED lighting throughout the office and warehouse
- > Potential to reinstate gantry crane (at tenants discretion subject to approval)
- > IN1 zoning
- > On-site cafe
- > Provides easy access to Sydney CBD, St Peters train station, Green Square precinct, Sydney Airport and Port Botany

 **Building Size**
3,400 sqm

 **Land Size**
3,500 sqm

 **Special Feature**
IN1 zoning

For Lease

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Jarrod Poort
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Quality South Sydney Office & Warehouse Facility

2 Ralph Street, Alexandria NSW

One of Alexandria's best freestanding industrial facilities in a prime location is available to lease.

Offering a modern secure gated, dual access estate with the following features:

- > 2,071 sqm facility
- > High bay with minimal columns
- > Modern ground floor showroom and first floor office
- > Impressive facade and grounds
- > Dual access estate and gated
- > Staff amenities across both levels
- > Generous on-site parking
- > Prime location providing easy access to all major arterial roads with Sydney CBD, Sydney Airport and Port Botany all within close proximity
- > Abundance of cafés and local amenity within walking distance

 **Building Size**
2,071 sqm

 **Land Size**
5,564 sqm

 **Special Feature**
Modern, secure facility

For Lease

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Substantial Industrial Facility

21D School Drive, Tomago NSW

Constructed in 2014, the facility boasts two large industrial warehouses with internal offices and mezzanine areas. Each warehouse includes overhead cranes, one with loading dock.

Positioned 25 minutes from the Newcastle CBD and under two hours from Sydney the property is conveniently within close proximity to all major arterial motorways

In addition to the two main warehouses is a smaller metal clad workshop with associated offices.

Externally the site is surrounded by a mix of concrete hardstand/asphalt car parking and smaller plant and equipment buildings.

- > Site area 2.63 ha
- > IN1 General Industrial zoning
- > 3.2T and 10/32T overhead cranes
- > Substantial concrete hardstand
- > Large on-site staff car park

 **Building Size**
10,792 sqm

 **Land Size**
2.63 ha

 **Special Feature**
Overhead crane in each warehouse

For Lease

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Ross Cooper
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High Bay Industrial Unit

16 Johnson Avenue, Kurri Kurri NSW

The property is well positioned to service the Hunter Valley mining industry, wine region, surrounding residential developments and the Port of Newcastle. Situated 36 kilometres from the Newcastle CBD via Newcastle Link Road and 150 kilometres north of Sydney, Kurri Kurri is a growing industrial precinct and is home to a wide range of large heavy industrial occupiers.

- > Warehouse of 5,440 sqm
- > Office space of 700 sqm
- > Training rooms and amenities
- > Eaves of 7 metres
- > Drive through high bay roller door access
- > Excellent truck access and loading bay
- > Fully fenced and secure yard

 **Building Size**
6,140 sqm

 **Land Size**
2.42 ha

 **Special Feature**
Drive through access

For Lease

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Brand New 1,900 sqm Unit

Unit 21, 26 Balook Drive, Beresfield NSW

Well presented, brand new concrete tilt panel warehouse. Positioned within the busy Beresfield Industrial precinct, the property presents a scarce opportunity for any incoming occupier.

- > Warehouse area 1,257 sqm and office 634 sqm
- > Clear span warehousing with modern offices
- > Secure, concrete tilt panel construction
- > Dual street frontage and ample on-site parking
- > Zoned IN2 Light Industrial
- > Corner site with excellent exposure

Located just off the intersection of the M1/Pacific Highway, New England Highway and Hunter Expressway, the property lends itself to a wide range of uses.



Building Size

1,891 sqm



Land Size

NA



Special Feature

Dual street frontage

For Lease

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State of the Art Warehouses

Unit 6 & 7, 27 Yilen Close, Beresfield NSW

Units 6 and 7 of 27 Yilen Close, Beresfield provides each new occupant with high clearance warehousing and office accommodation just minutes from the M1 Motorway.

Modern offices will be included for each unit and undercover awning areas service the large roller doors into the workshop. 8.5m clearance is available in the clear span warehouses with 6.5m wide doors for large deliveries.

*Note a 12.5T crane can be installed in either unit if required by an incoming tenant.

Unit 6

- > Comprises warehouse area of 2,307 sqm and office space of 394 sqm
- > Asking rent - \$340,000 per annum net (plus GST)

Unit 7

- > Comprises warehouse area of 2,255 sqm and office of 350 sqm
- > Asking rent: \$330,000 per annum net (plus GST)



Building Size

2,701 and 2605 sqm



Land Size

NA



Special Feature

Provisions for 12.5T crane in place

For Lease

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Ideal Warehouse for Distribution

9-11 Norton Street, Wagga Wagga NSW

The subject property is located approximately 100 metres from the Sturt Highway and is in close proximity to Wagga Wagga's CBD and Homebase Centre.

The property offers multiple leasing options to suite a wide variety of industrial business types.

Features include good clearance and truck access.

 **Building Size**
1,745 sqm

 **Land Size**
3,110 sqm

 **Special Feature**
Potential to subdivide

For Lease

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Jill Toohey
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Jill.Toohey@au.knightfrank.com

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Ideal for Distribution or Manufacturing

Part 280 Byrnes Road, Bomen NSW

Situated at Bomen Business Park, approximately 5kms north of Wagga Wagga's CBD. An ideal distribution point for industrial enterprises, centrally located between Sydney and Melbourne and just a short distance from the proposed RIFL.

Features include:

- > Large portal frame warehouse
- > High clearance
- > Drive through access
- > Detached office and amenities
- > Security swipe card access
- > 3-Phase power
- > Ample on-site parking
- > Zoned IN1 General Industrial



Building Size
3,989 sqm



Land Size
Negotiable



Special Feature
45 metre clearspan frame

For Lease

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Your Link to Success

Unit 1, 130-138 Link Road, Tullamarine VIC



Key features include:

- > Total building area: 10,674 sqm
- > High bay sprinkled warehouse of 9,898 sqm
- > 776 sqm modern, two level office with amenities
- > Canopy: 511 sqm
- > Two on-grade roller shutter doors
- > Four recessed loading docks
- > Internal height clearance of 8.0 m to 10.8 m
- > 67 on-site car spaces



Building Size
10,674 sqm



Land Size
17,900 sqm (approximately)



Special Feature
Prime location

For Lease

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Brent Glassford

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Join Australia's Largest Premier Business Park at Melbourne Airport



**Melbourne Airport Business Park,
Tullamarine VIC**

For Lease | New Development Opportunities

Key features include:

- > Buildings or land of varying size, with the ability for future expansion
- > Close to major road arterials
- > On the doorstep of Australia's No.1 freight airport - curfew free
- > Easy access to CBD, port and regional Victoria
- > Large sized lots available
- > Tailored building design
- > In-house Planning and Infrastructure Authority



Building Size

3,000 to 100,000 sqm+



Land Size

410 ha



Special Feature

Connecting air, sea and road within a 25 km radius

For Lease

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First Class Distribution Facility

GROWTHPOINT
PROPERTIES

75 Annandale Road, Tullamarine VIC

The property is a first class distribution facility, comprising a single level office accommodation adjoining a large warehouse at the rear.

Located within the Melbourne Airport Business Park and positioned alongside major domestic and international companies within close proximity to the Western Ring Road, Calder and Tullamarine Freeways, offering seamless connectivity to Melbourne's major transport arterials and key infrastructures.

- > Warehouse and store areas: 9,717 sqm
- > Office and amenities: 594 sqm
- > Two recessed loading docks
- > Two roller doors
- > Significant canopy over loading area
- > High clearance warehouse
- > Sprinklered facility
- > Dangerous goods store
- > Ample on-site car parking
- > Fully fenced, gated facility
- > Corner location
- > Dual crossovers



Building Size
10,311 sqm



Land Size
1.69 ha



Special Feature
Strategic location

For Lease

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FOR LEASE VIC



In the Heart of Melbourne's Northern Industrial/Commercial Market



**Biodiversity Business Park,
481 Cooper Street, Epping VIC**

Biodiversity Business Park is a brand new, state of the art development situated in the heart of Melbourne's Northern Industrial region.

Strategically located close to key infrastructure such as Melbourne's Ring Road (Craigieburn Bypass) with direct access through to Sydney, the development also benefits from being in close proximity to Melbourne Airport, Melbourne CBD, Port of Melbourne, and other essential amenity e.g. shopping centres, hospital and public transport.

Built to a market leading building specification and with flexibility in mind the exciting opportunity exists for businesses to occupy between 8,000 to 29,000 sqm across the two buildings from Q1 2020.

- > Springing height 10 metres
- > Heavy vehicle and B-Double access
- > 24 hour operations permitted
- > Access to Hume Freeway diamond exchange
- > Refurbished offices



Building Size
8,000 to 29,000 sqm



Land Size
NA



Special Feature
For lease or design and construct packages available

For Sale or Lease

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Merrifield Business Park

Merrifield Business Park, Mickleham VIC



Victoria's Largest Business Park

Merrifield Business Park will be Victoria's largest master-planned business and employment precinct, specifically designed to service local, national and international markets.

- > Strategically located with direct transportation links to key rail, road, port and airport infrastructure, it provides an ideal base of operation for businesses of all sizes
- > Planned with functionality and sustainability in mind, Merrifield Business Park attracts progressive companies looking for a competitive edge
- > Premium turnkey and pre-lease opportunities are now available
- > Designed and constructed to suit the unique needs and specifications of your business, MAB, GPC and Watson Young Architects will give your enterprise a tailored solution at Merrifield Business Park



Building Size

7,821 to 21,696 sqm



Land Size

28,161 to 37,744 sqm



Special Feature

Pre-lease and turnkey opportunities

For Sale or Lease

Brent Glassford

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Marco Sandrin

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FOR LEASE VIC



Merrifield Business Park | Building 3



Building 3, Merrifield Business Park,
Mickleham VIC

Be Part of Victoria's Largest Business Park

With direct links to major transport infrastructure across land, sea and sky, Merrifield Business Park is designed for all industries – big or small.

Key features include:

- > Building size 21,696 sqm
- > Lot size 37,744 sqm
- > Direct access to Hume Freeway
- > Easy connections to Melbourne Airport and CBD
- > Future direct access to outer metropolitan Ring Road
- > Practical completion Q3 2020

 **Building Size**
21,696 sqm

 **Land Size**
37,744 sqm

 **Special Feature**
Designed for 24/7 operations.
Planning approved

For Sale or Lease

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Merrifield Business Park | Building 4



**Building 4, Merrifield Business Park,
Mickleham VIC**

Be Part of Victoria's Largest Business Park

With direct links to major transport infrastructure across land, sea and sky, Merrifield Business Park is designed for all industries – big or small.

Key features include:

- > Two modern warehouses
- > Building size two x 7,821 sqm
- > Lot size 28,161 sqm
- > Direct access to Hume Freeway
- > Easy connections to Melbourne Airport and CBD
- > Future direct access to outer metropolitan Ring Road
- > Practical completion Q3 2020



Building Size
Two x 7,821 sqm



Land Size
28,161 sqm



Special Feature
Designed for 24/7 operations

For Sale or Lease

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Competitive & Functional Office/Warehouse

106-116 Makland Drive Derrimut VIC

Full sprinklered, multiple roller doors and recessed docks

Attractive office/warehouse in a convenient location, with features such as three recessed loading docks, multiple roller doors and functional yard area. Offices are currently partially fitted out but can be completed to your requirement.

- > Office Area: 500 sqm
- > Warehouse: 7,076 sqm
- > Total building area: 7,576 sqm

Features include:

- > Multiple roller doors and recessed docks
- > Large loading canopy
- > Minutes to the Western Ring Road, Western Freeway, Princes Freeway and the West Gate Freeway
- > Fully sprinklered warehouse
- > Large modern office with heating/cooling

 **Building Size**
7,576 sqm

 **Land Size**
13,449 sqm

 **Special Feature**
Fully sprinklered

For Lease

Joel Davy

+61 411 109 876

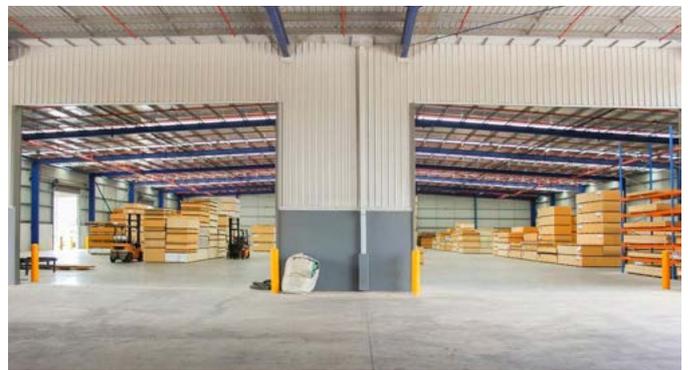
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Magnificent Office/ Warehouse with Large Loading Canopy

36-40 Jessica Way, Truganina VIC

Large drive through canopy, fully sprinklered, multiple roller doors

Strategically located just off Dohertys Road, this well-designed office warehouse has everything your business requires.

Building areas:

- > Office: 600 sqm
- > Warehouse: 4,010 sqm
- > Loading canopy: 520 sqm
- > Total: 5,130 sqm (incl. canopy)

Building features include:

- > Minimum internal clearance 8 metres
- > Fully sprinklered
- > Proximity to Western Freeway/ Ring Road and Princes Freeway
- > Large drive through canopy
- > Big rear yard offering room to expand
- > Ample on-site car parking

 **Building Size**
4,610 sqm

 **Land Size**
9,354 sqm

 **Special Feature**
Strategic location

For Lease

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FOR LEASE VIC



Stand-Alone Facility at Logistics Hub

45 Portlink Drive, Dandenong South VIC



All weather loading, super awning

Nexus Industrial Estate in Dandenong South, is earmarked to be a major receiving, consolidation and distribution point for containerised freight in South East Melbourne. Adjoining the Western Port Highway, this Estate is home to state of the art distribution centres for Bunnings and Woolworths. The strategic appeal of this location will further enhance 45 Portlink Drive as a first class logistics facility with a highly functional design.

Key features include:

- > 641 sqm office/amenities
- > 11,378 sqm warehouse
- > 2,802 sqm super awning
- > 10 m springing height and 13.7 m ridge height
- > Four recessed loading docks
- > Six on-grade roller doors
- > ESFR sprinklers
- > 90 car spaces



Building Size
12,019 sqm



Land Size
25,044 sqm



Special Feature
Drive through super awning

For Lease

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George Linn

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Full Drive Around Facility with Big Power

3-5 Healey Road, Dandenong South VIC

Industrial workhorse for transport or manufacturing

3-5 Healey Road, Dandenong is a highly functional facility providing tenants the ultimate flexibility to either warehouse, manufacture or both.

Strategically located in close proximity to Eastlink the location provides unparalleled access to the road network with Eastlink, M1 Freeway, Dandenong bypass and Princes Highway, all located within 5 kilometres. With full drive around access for B-Double trucks, rear hardstand and ample loading area the property enjoys a generous site coverage that provides true flexibility for tenants. The sub station on-site provides a large power supply and 70kpa gas supply is connected.

Key features include:

- > 1,271 sqm office/amenities
- > 17,359 sqm warehouse
- > 2,500 sqm rear hardstand
- > 7.6 m clearance to the ridge
- > 10 roller doors
- > B-Doubles can drive through the warehouse
- > 96 car spaces

 **Building Size**
18,630 sqm

 **Land Size**
37,560 sqm

 **Special Feature**
Power and gas

For Lease

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First Class Bayside Warehouse

9 Duigan Road, Moorabbin Airport VIC

Move in straight away

Available for immediate occupation, this first class facility provides an unmatched warehouse in the Bayside precinct with quality appointments throughout.

With excellent access to Centre Dandenong Road, Warrigal Road, Nepean Highway and Mordialloc Bypass, the location is unrivaled in the Bayside precinct and further complimented by the Kingston Plaza retail precinct at Moorabbin airport.

Key features include:

- > 422 sqm two level office
- > 4,440 sqm warehouse
- > 9.8 m springing height and 12.2 m ridge height
- > Four on-grade roller doors
- > Recessed loading dock
- > 2,708 sqm hardstand for B-Double access
- > 41 car spaces
- > ESFR sprinklers

 **Building Size**
4,872 sqm

 **Land Size**
10,722 sqm

 **Special Feature**
Secure yard

For Lease

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54,000 sqm A-Grade Logistics Hub

dexus

**Freeman Central,
425-479 Freeman Road, Richlands QLD**

Introducing Freeman Central, Dexus' latest premium grade quality estate and corporate logistics development in Brisbane.

Select from 8,800 to 54,000 sqm of premium grade warehousing and logistics space – available in Q1 2020. Situated in an ideal position with access to all major motorways (Logan, Ipswich, Centenary & Gateway) in the Western corridor.

- > Flexible sizing from 8,800 sqm, up to 54,000 sqm
- > Numerous on-grade doors and recessed loading docks
- > Super awning of approx. 35 m protecting all access points
- > Massive internal height up to 13.7 m
- > Exclusive use hardstand areas with excellent security measures
- > CBD quality office space built to suit requirements
- > Separate truck and staff/ pedestrian access for added appeal and improved WHS conditions
- > Energy saving and cost reducing features = lower outgoing costs
- > Excellent corporate appeal and excellent signage potential
- > Significant allowance for staff parking

 **Building Size**
8,800 to 54,000 sqm

 **Land Size**
91,913 sqm

 **Special Feature**
35 m awning

For Lease

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Brisbane's New Premium Distribution Centre | Occupy from 6,000 to 28,000 sqm



39 Silica Street, Carole Park QLD

The first stage of the development will deliver a 14,434 sqm super efficient warehouse, with PC expected Q1 2020. The balance of the site offers a DA for up to a 28,000 sqm facility.

Option 1: Ready to occupy by March 2020

- > 14,434 sqm warehouse/office
- > Or two x 6,830 sqm tenancies
- > Super efficient warehouse design
- > Minimum 10 m internal clearance
- > Fully sprinklered
- > On-grade and loading dock access
- > Corporate office facilities

Option 2: Up to 28,000 sqm | Approved and ready to go

- > Flexible options available
- > Facilities designed to suit
- > Super efficient warehouse design
- > On grade and loading dock access
- > Corporate office facilities designed to suit individual tenant demands
- > Lock in your future corporate HQ

-  **Building Size**
6,000 to 28,000 sqm
-  **Land Size**
28,000 sqm
-  **Special Feature**
Fully sprinklered

For Lease

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5,814 sqm A-Grade Freestanding Office/Warehouse Facility



163 Viking Drive, Wacol QLD

Wacol is a highly regarded industrial location due to its outstanding major arterial road connectivity and its proximity to the Ipswich Motorway and Logan Motorway interchange, providing access to Brisbane CBD, Ipswich CBD and the greater SEQ region.

- > 5,814 sqm A-Grade freestanding office/warehouse facility
- > 384 sqm corporate grade office accommodation split over two levels
- > 5,422 sqm clearspan warehouse space with excellent minimum internal clearance for outstanding cubic capacity
- > Efficient warehouse access via three on-grade and one recessed dock
- > 10 m minimum internal clearance
- > ESFR sprinkler system fitted throughout warehouse and under awning
- > Security fenced concrete loading apron
- > Ipswich Motorway exposure
- > Over 25 marked car parks



Building Size
5,814 sqm



Land Size
9,822 sqm



Special Feature
ESFR sprinklered

For Lease

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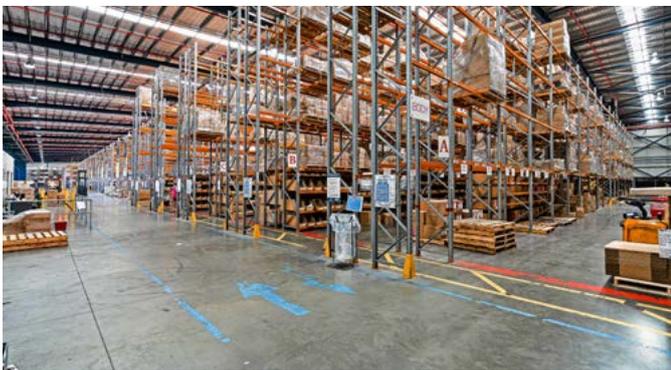
Lachlan Hateley

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Lachlan.Hateley@au.knightfrank.com

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FOR LEASE QLD



Premium Grade Distribution Centre in Highly Sought-After Location



183 Viking Drive, Wacol QLD

- > Modern A-Grade freestanding facility
- > 11,696 sqm warehouse space
- > Excellent 10 m min internal clearance height
- > Eight on-grade roller doors
- > Four recessed docks
- > 10 m wide all-weather loading awning
- > ESFR sprinklers
- > Existing pallet racking can remain if wanted
- > Generous concrete hardstand loading areas
- > 550 sqm High quality offices, amenities & staff break out areas across a single ground level
- > Strong location in the heart of Wacol
- > Great access to the arterial road network

Subject to lessor approval, there is possibility to sub-lease, assign the existing lease or to sign a new direct lease with the landlord.



Building Size
12,246 sqm



Land Size
21,000 sqm



Special Feature
10 m min internal clearance height

For Lease

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First Time on Market - Proven Logistics Facility

11-19 Kellar Street, Berrinba QLD

11-19 Kellar Street is situated within the heart of the maturing Berrinba industrial precinct, this facility is only minutes from the upgraded Wembley Road/Logan Road interchange. It offers direct access to the Gateway and Pacific Motorway, which connects to all major transport infrastructure.

This highly desirable corporate facility offers:

- > A proven distribution and logistics location
- > Highly efficient drive through, two street access layout
- > Separate access and parking for trucks and cars
- > 10 m internal warehouse height with ESFR sprinkler system
- > Five on-grade roller shutter doors and three recessed loading docks
- > 15 m wide cantilevered awning
- > High quality offices over two levels with separate dock office
- > Potential for 1,000 sqm of temperature controlled space



Building Size
7,412 sqm



Land Size
1.7 ha



Special Feature
Five on-grade roller shutter doors

For Lease

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Spec Built - Premium Grade Distribution Centre in Highly Sought-After Location



**Wembley Business Park,
342-354 Wembley Road, Berrinba QLD**

- > 14,349 sqm A-Grade freestanding office/warehouse facility
- > Tenancy 1 – 8,134 sqm office/warehouse area
- > Tenancy 2 – 6,214 sqm office/warehouse area
- > 800 sqm corporate grade office accommodation
- > 13,549 sqm warehouse space with excellent internal clearance for outstanding cubic capacity
- > Efficient warehouse access via 10 x on-grade and 4 x recessed docks
- > All warehouse access points covered for all-weather operations
- > Concrete loading apron for truck manoeuvrability and container set-down
- > ESFR sprinkler system fitted throughout warehouse and under awning
- > Fully fenced and secure site

 **Building Size**
8,135 to 14,349 sqm

 **Land Size**
33,694 sqm

 **Special Feature**
15 m awning

For Lease

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High Quality, High Exposure, High Power Supply



48 Alexandra Place, Murarrie QLD

48 Alexandra Place, Murarrie is approximately 8 radial km from Brisbane's CBD and provides direct exposure to passing Gateway Motorway traffic. The site's strategic location provides efficient access in all directions across South East Queensland via major transport infrastructure including Lytton Road, Port of Brisbane Motorway and the Gateway Motorway and Bridges.

- > High-bay warehouse totaling 7,724 sqm
- > 902 sqm of corporate quality office and amenity
- > Combination of on-grade roller shutters (12) and loading docks (8)
- > Large 8m wide loading awnings
- > Sprinkler system throughout
- > 2,000 AMP on-site transformer
- > Dual street crossovers and drive around access
- > Ample amenity including staff showers
- > 95 on-site parking bays

This is the first time the subject property has been offered to the market for lease. Buildings of this size and quality rarely present themselves in the highly sought after industrial suburb of Murarrie.



Building Size
8,626 sqm



Land Size
16,590 sqm



Special Feature
High-bay warehouse of 7,724 sqm

For Lease

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New Office/Warehouse Accommodation in Strategic Location



200 Holt Street, Pinkenba QLD

200 Holt Street is located in the highly sought-after Tradecoast Precinct on the Eagle Farm/Pinkenba border, approximately 9 radial kilometres north-east of Brisbane's CBD and is within close proximity to major transport infrastructure including Kingsford Smith Drive, the Gateway Arterial Motorway/Bridges, Southern Cross Way and Airportlink Tunnel.

Major features of the offering include:

- > Office/warehouse tenancies from 3,000 to 11,000 sqm
- > Quality construction with modern day building features
- > Minimum 10.5 m springing height
- > Loading dock and on-grade access available
- > 10 m wide awnings for all weather loading
- > Ample on-site parking and yard areas
- > High quality, corporate grade offices

Tenancies can be customised to suit individual tenant requirements.



Building Size
3,000 to 11,000 sqm



Land Size
31,188 sqm



Special Feature
High clearance warehouse

For Lease

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Approved 22 Ha Industrial Estate

**Willawong Distribution Centre,
Gooderham Road, Willawong QLD**



The Willawong Distribution Centre is ideally located midway between the Logan Motorway to the south and the Acacia Ridge Rail Marshalling Yards to the north.

Ease of high volume container movements is provided on B-Double approved routes to all market locations. The estate comprises a prime 22 hectare greenfield site suitable for up to 100,000 sqm of high volume warehousing space. The Willawong locality provides unique connectivity to local and regional markets.

- > Approved 22 hectare industrial estate
- > Pre-lease opportunities available for Stage 2
- > 100,000 sqm of gross floor area
- > Stage 1 now complete – 5,000 to 12,192 sqm available
- > B-Double approved access
- > Impeccable access to the Acacia Ridge Rail Yards, Beaudesert Road and the Logan Motorway
- > Zoned General Industrial with potential for 24/7 operations

Buildings can be tailored to suit your requirements.



Building Size
5,000 to 12,192 sqm



Land Size
22 ha



Special Feature
B-Double approved access

For Lease

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Premium Grade Distribution Centre in Highly Sought-After Location



Yatala Distribution Centre, Yatala QLD

The Yatala Distribution Centre boasts direct access to the M1 Pacific Motorway that enables the benefits of fast free flowing travel to Brisbane and the Gold Coast, both of which are just 40 kilometres away with access to the western districts via the Logan Motorway.

- > Building A: Now under construction 4,000 to 9,020 sqm - available Jan 2020
- > 9,020 sqm A-Grade spec build with flexible options (<4,000 sqm)
- > Built to suit corporate grade office accommodation for each tenancy
- > Internal clearance for outstanding cubic capacity (12 m min)
- > Efficient warehouse access via multiple on-grade roller doors
- > 12 m awning covers warehouse access points for all weather operations
- > Concrete loading apron for truck manoeuvrability and container set-down
- > ESFR sprinkler system fitted throughout warehouse and under awning



Building Size
5,000 to 35,000 sqm



Land Size
96,000 sqm



Special Feature
24/7 operation

For Lease

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Secure Brand New Freestanding Tilt Slab Office/Warehouse

Lot 43, Maxwell Street, Brendale QLD

- > 1,403 sqm industrial warehouse including 108 sqm of on-grade air conditioned office
- > Site area of 2,500 sqm
- > Tilt concrete panel construction
- > Excellent vehicle and site access
- > Single level open plan office
- > Fitout including air conditioning, commercial grade carpet, suspended ceilings, flush panel lighting and amenities
- > Clearspan warehouse with 8 m clearance
- > Two container height electric roller shutters
- > Ample on-site parking
- > Security fencing
- > Strong street exposure and easy access
- > Completion due Q4 2019



Building Size
1,403 sqm



Land Size
2,500 sqm



Special Feature
Two container height electric roller shutters

For Sale or Lease

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High Clearance Warehouse in Hendon

26 Circuit Drive, Hendon SA

26 Circuit Drive, Hendon is approximately 11.5km from the Adelaide CBD, under 10km from the Adelaide Airport, and 13.5km from Outer Harbor's container terminal.

The complex has excellent connectivity to primary freight routes in Tapleys Hill Road and Port Road bordering Hendon.

- > Total building area 7,743 sqm
- > Gazetted B-Double route
- > Insulated roof
- > Gantry crane
- > 8.1 metre clearance
- > B-Double access
- > High quality built form

A further portion of 3,429 sqm is potentially available for lease.

 **Building Size**
7,743 sqm

 **Land Size**
NA

 **Special Feature**
A further portion of 3,429 sqm available

For Lease

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High Quality Sprinklered Office Warehouse

21 Hoyle Road, Hope Valley WA

Areas

- > Office: 360 sqm
- > Warehouse: 3,850 sqm
- > Canopy: 475 sqm

Key Features

- > High quality office
- > 9 m high truss warehouse
- > Fire sprinkler system
- > Drive around access
- > Large canopy for loading of trucks



Building Size
4,210 sqm



Land Size
8,000 sqm



Special Feature
Large canopy

For Lease

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Outstanding Office Workshop

10 Ferguson Street, Kewdale WA

Located on the site is a high quality office/workshop facility of some 3,482 sqm, together with a large hardstand area.

Key Features

- > Office 300 sqm
- > Warehouse 3,182 sqm
- > Hardstand 4,000 sqm
- > Site area 12,090 sqm
- > High truss warehouse (10 metres)
- > Two 5T cranes and two 10T cranes
- > Excellent access via a number of roller doors
- > Significant power

 **Building Size**
13,482 sqm

 **Land Size**
12,090 sqm

 **Special Feature**
Four gantry cranes

For Lease

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Functional Office Warehouse

38 Gauge Circuit, Canning Vale WA

Areas

- > Office 100 sqm
- > Warehouse 3,000 sqm
- > Canopy 425 sqm

Key Features

- > High truss warehouse
- > Fully reticulated sprinkler system
- > Multiple roller door entry points to warehouse
- > Loading dock facility with dock leveler.
- > Parameter fencing to entire site
- > Concrete hardstand/car park area

 **Building Size**
3,951 sqm

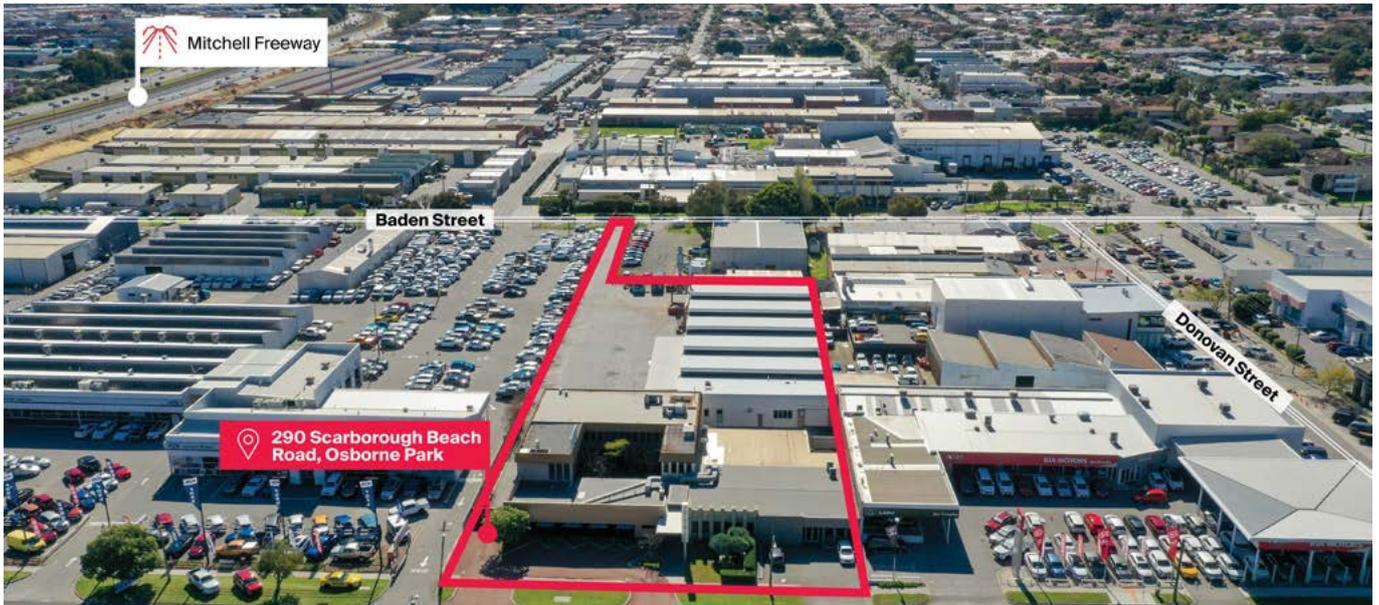
 **Land Size**
7,118 sqm

 **Special Feature**
Two street frontage

For Lease

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CBD Fringe Office Workshop

290 Scarborough Beach Road, Osborne Park WA

This multi-use property is just a stones throw away from Glendalough station, offering excellent train and bus networks to and from the premises.

Internally the property offers a range of different opportunities ranging from 250 sqm up to 1,300 sqm of office space and 1,600 sqm warehouse space.

Excellent front of house boardrooms and meeting rooms as well as offices throughout.

- > Fitted out space
- > Ample parking
- > Warehouse/storage
- > Excellent exposure

 **Building Size**
2,900 sqm

 **Land Size**
6,534 sqm

 **Special Feature**
Location

For Lease

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Prime Office/Warehouse – 2,129 sqm

1 Apex Way, Wangara WA

Key Features

- > Warehouse 1,773 sqm
- > Office 356 sqm
- > High truss
- > Professional office
- > Great street presence
- > 39 car bays including disabled and a bike rack

 **Building Size**
2,129 sqm

 **Land Size**
3,977 sqm

 **Special Feature**
Location

For Lease

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New Zealand.

A selection of premium lease offerings from
our partners Bayleys New Zealand.



Design-Build Custom Warehouses from 5,000 sqm



11 Puaki Drive, Wiri,
Auckland, New Zealand

Excellent location to Auckland Motorway network

The Wiri Logistics Estate offers an opportunity to design and build an A-Grade industrial premise for your business. Flexible and highly efficient industrial development opportunities ranging from 5,000 to 80,000 sqm.

- > Unprecedented location for access to the State Highway and Inland Port Network
- > Immediate connection to Auckland's Motorway Ring Route
- > Highly efficient estate layout and circulation
- > Dual light controlled entry and egress points
- > Best practice logistics facilities designed to suit

The Wiri Logistics Estate is located at the logistics and distribution epicentre of Auckland at the intersection of the South-Western Motorway and Roscommon Road. Prominent tenants in the locality include Orora, Foodstuffs, Nestle, The Warehouse, Visy, Croxley, Wesfarmers and Countdown.



Building Size
5,000 to 80,000 sqm



Land Size
147,615 sqm



Special Feature
Flexible design options

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Superbly Located in Popular Mt Roskill



60 Roma Road, Roma Road Estate, Mt Roskill, Auckland, New Zealand

5,000 to 29,000 sqm warehouse space available mid-2021

Roma Road Estate is becoming a popular distribution location with the opening of the Waterview Tunnel. The property's exceptional proximity to roading links, the airport and CBD make it ideal for logistics businesses with high profile SH20 motorway frontage of 380m approx. Excellent local amenity including The Warehouse and New World supported by convenience retail.

The property currently contains a substantial support office and distribution centre which comprises four interconnected buildings. The support office building comprises a large, two level office building, recently refurbished to a good open-planned standard.

There are large car parking areas provided to the north and eastern sides of the buildings and a large concrete sealed yard to the south, facilitating truck access and turning circles.

Additional yard areas can be constructed to suit. Available mid 2021.



Building Size

5,000 to 30,000 sqm



Land Size

NA



Special Feature

Zoned for Light Industrial

For Lease

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Unparalleled Design Build Warehousing Opportunities



**The Landing Drive Business Park,
Auckland Airport, New Zealand**

Future proof your business premises

- > Development sites to suit 5,000 to 25,000 sqm warehouses
- > Exceptional amenity level for staff comfort
- > Close proximity to Airport, customs, MPI, logistics and transport providers

Already home to prominent brands including Bunnings, Foodstuffs, Fuji Xerox, MPI, Mercedes and DHL, The Landing Business Park provides an attractive and enjoyable working environment. Master-planned to the highest standards, the area is well presented with future-focused infrastructure including an exceptional 30 ha of dedicated reserves and parkland featuring cycling/walking trails for overall appeal as a business destination.

The Auckland Airport precinct also provides a wide range of amenities including hotels, conference centres, a supermarket, banks, childcare centre, gyms and retail.



Building Size
5,000 to 25,000 sqm



Land Size
14 ha



Special Feature
Available for development now

For Lease

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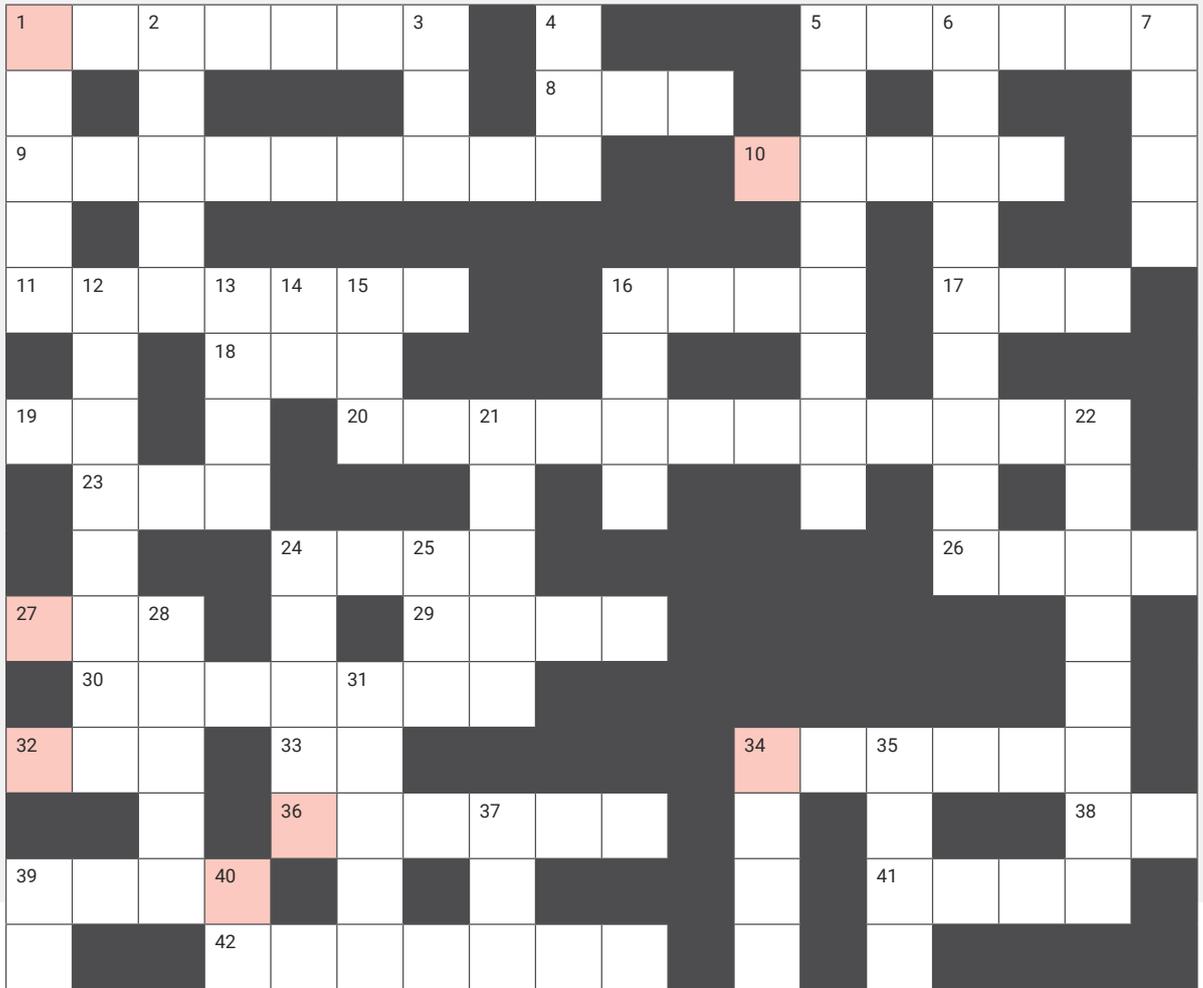
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Industriaword.



Across

1. Truck type which includes bogey
5. Insect whose exoskeletons are found in vacant warehouses
8. A word agents like to hear
9. Man-made object orbiting the earth
10. Chemically inactive
11. Safety item worn on the head
16. A toothed wheel
17. Now defunct major Australian Industrial property owner
18. Part of a curve
19. Construction cost consultant (abbr.)
20. A synthetic resin linked by polymer groups
23. Large Tibetan hairy mammal
24. Building drawing in one dimension
26. Opposite to odd
27. Young real estate agent or baby goat
29. Pitch of a roof
30. A title with no responsibility (many agents have them)
32. Took over from the propeller engine (also a South Sydney centre)
33. Preposition (e.g.)
34. _____ emptor (buyer beware)
36. Greater than 180 degrees (angular)
38. Symbol for chemical element "erbium"
39. Acrow ____ (building construction item)
41. Synonym for young geeky agent
42. Part of a vehicle's load from which revenue is derived

Down

1. Brand of power tools
2. Semi-aquatic fish-eating mammal
3. Replaced the carburettor (initials)
4. Colour altering solution
5. Main element of tilt-slab
6. Balance land outside of building footprint
7. Aeronautical or a chocolate bar
12. Translucent roof sheeting
13. The absence of light
14. A department in every company (initials)
15. Fire risk cladding (acronym)
16. Type of screw where head is flush with surface or small slimy insect larva
21. Of the moon
22. _____ platform (high lifting device)
24. Dwarf planet
25. Major Singaporean based property player
26. The same thing again
31. Ground floor meeting area
34. Process of strengthening block wall (____ filling)
35. Device for allowing air to escape from a warehouse
37. Kids card game
39. Promotional element (abbr.)
40. Packaging thermoplastic (abbr.)

FIND THE HIDDEN WORD

The first five entries to send through the correct answer win a Knight Frank Industrial toolkit.

Email your entry to industrial@au.knightfrank.com

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|----|----|----|----|---|----|----|---|
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Connect with us.

Whether you're an occupier, landlord or investor, Knight Frank is best placed to deliver the right solution to meet your industrial property needs. **Contact our state leaders to find the right industrial expert to assist with your search.**



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