



SPACE

I N D U S T R I A L

A collection of Industrial SPACE for lease.

EDITION 11 • MARCH 2019

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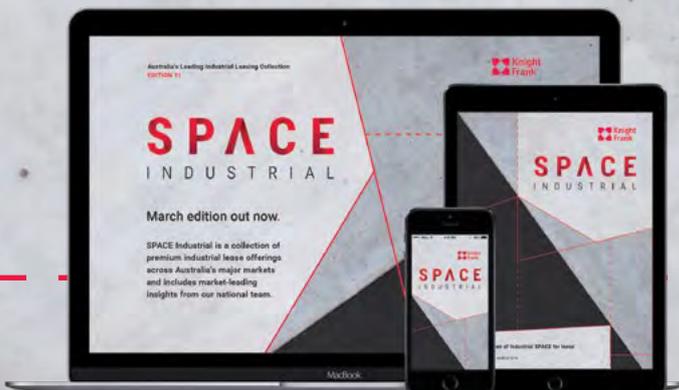
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INDUSTRIAWORD.



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

As I settle into my new role as Knight Frank's Head of Industrial for Australia, I'd like to take a moment to wish you all a prosperous 2019. Coming from the client side I am looking forward to working with you throughout the year to ensure we meet your industrial property requirements.

We are delighted to announce the promotion of Geoff Thomson to Partner, Head of Industrial, Western Australia and John Swanson, Director, Head of Western Sydney, New South Wales.

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

In Brisbane, we leased a 6,520 sqm facility to Flexitech at 278 Orchard Road, Richlands.

In Sydney, on behalf of Primewest, we leased an 8,459 sqm industrial facility at 58 Huntingwood Drive, Huntingwood to Koch and Co; while our Melbourne East team negotiated the sale of a 4.96 ha development site at 649-655 Springvale Road, Mulgrave for \$26 million.

Our Adelaide team leased a 2,080 sqm manufacturing facility at 41-43 Barfield Crescent, Edinburgh North to Wheel and Barrow, and our Perth team leased a large transport facility to Warners Transport & Distribution with a GLA of 9,313 sqm at 15 Ashby Close, Forrestfield.

In this edition of SPACE Industrial, we investigate if rent growth is here to stay with a national snapshot of what's been happening in the past year. Our local operatives provide a coal face perspective, focusing on their key precincts.

We turn the spotlight on the Brisbane team and their collective experience of 100 years. What makes them stick together?

In our Q&A section we meet the dynamic duo, Marco Sandrin and Brent Glassford, and talk to them about the point of difference they bring to the North Melbourne industrial market.

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, Head of Industrial, Australia

New generation logistics users have spurred rental growth.

THE UPSWING OF RETAIL, FOOD AND LOGISTICS TENANTS SEEKING PREMIUM ACCOMMODATION HAS TRIGGERED A ROUND OF CONSTRUCTION. WITH THESE DEVELOPMENTS SPURRING HIGHER RENTS, RENTAL GROWTH HAS SPREAD TO THE WIDER INDUSTRIAL MARKET.

The industrial market is poised to take advantage of the changing investment climate away from a focus on capital growth through cap rate contraction to more of an income-based investment paradigm. With the major East Coast markets all recording sustained rental growth, asset allocation into this sector is set to increase.

It is no secret that rental growth in the major industrial markets has been scarce since the GFC with 10-year average rent growth below 2% y-o-y for each of the East Coast cities. This turned around in Sydney in early 2017, followed by Brisbane and most recently Melbourne as the balance between **tenant demand, available space and land values** shifted, sending rents higher with 7.5% to 10% total rental growth across the three markets in the past two years.



Structural shifts in demand

At its heart, rental growth has emerged due to the type and quantum of demand from logistics occupiers as omni-channel retailing becomes entrenched in the supply chain. Structural shifts are as clearly visible in the industrial market as the office market in terms of what tenants expect from their space, albeit in different directions.

While office space is morphing towards space as a service with concierge facilities, shared spaces and flexibility of occupancy all key concepts for office users, industrial tenants are more concerned with the efficiency of location and a flexible, large-volume building shell with high green ratings.

These demand shifts are related to the vagaries of human nature – office users want to keep the humans they employ happy, so they won't go and work for their competitor. In contrast industrial space users want to keep the humans that buy from them (or their client) happy by delivering accurately, cost effectively and quickly so they won't buy from a competitor.

As a result, there is substantial investment into automated systems from major retailers, food manufacturers and logistics service providers. In Sydney (21,710 sqm) and Brisbane (48,750 sqm) Australia Post has pre-committed to purpose-built parcel sorting facilities on 15 year leases for \$130/sqm and \$136/sqm net respectively. Australia Post will fill these buildings with advanced sorting machinery.

Additionally, Coles has launched a programme to upgrade its warehouse facilities and automation to improve efficiency and reduce costs with 20 year commitments on 66,000 sqm buildings to be constructed in Sydney and Brisbane. Woolworths opened the first of their new automated warehouses in Dandenong South, Melbourne last year and will also pursue a programme of upgrading their distribution centres.

Longer term planning horizons for logistics operators

In the past the logistics firms would often lease warehouse space for a client, with the lease aligned with the contract term. However, the required investment in technology now means such short planning horizon may not be longer suitable, particularly where there is high-volume turnover of many product lines.

As an example, Toll's Ecommerce fulfillment centre at Prestons, Sydney was anchored by a long-term commitment from Specialty Fashion Group as the level of design and machinery involved required long term investment. The centre is also designed to be multi-user which signals greater centralisation of facilities by the large logistics operators, as opposed to the previous more adhoc approach to sourcing warehouse facilities.

Centralised facilities require strategic locations within the road network and it has become apparent that the cost and time savings inherent with these new central hubs has resulted in tenants accepting higher rents and investing significantly on technology themselves.

"THERE IS SUBSTANTIAL INVESTMENT INTO AUTOMATED SYSTEMS FROM MAJOR RETAILERS, FOOD MANUFACTURERS AND LOGISTICS SERVICE PROVIDERS."

**"LOOKING AHEAD
THE ELEMENTS
WHICH TRIGGERED
RENTAL GROWTH
REMAIN IN FORCE."**

Supply squeeze

Since construction levels peaked at 2.4 million square metres in 2008, East Coast supply has been roughly half this, averaging only 1.2 million square meters per annum through to 2017. This sustained supply squeeze saw vacancy levels, fall encouraging rental growth for quality assets. Additionally, the unsuitability of existing stock for many tenants, shifted demand to the pre-commitment and speculative development market. This shift was particularly evident in Sydney and Melbourne taking construction completions to 10-year highs in 2018.

Land prices jumped

The combination of competing land uses such as residential and the virtually insatiable demand from local institutional developers to control industrial landbanks saw prices jump across the board. In Sydney land values have effectively doubled since 2016, while land in the West of Melbourne is up by 40% in the past year.

In Brisbane 1ha+ land parcels have increased in value by 16% over the past two years with the South East precinct outperforming with a 34% increase. These higher land costs meant that higher rents were required to reach feasibility and spur development.

Rental uplift is not yet universal, but signs are positive

The Perth and Adelaide markets have yet to show sustained improvement in market rents, however some growth has recently been seen in Perth around the Kewdale, Airport and Canning Vale precincts as fabrication and business to business demand improves. Adelaide remains in the early stages of recovery with support from defence projects, renewable energy and manufacturing taking up automotive industry backfill space, indicative of green shoots in the market. Equally for existing second-tier buildings in Brisbane and to a lesser extent Melbourne, rental growth is still patchy on a like for like basis.

Rental growth was triggered by the demand for premium buildings, unlocking a clear rental premium for newly built accommodation. However, this has now flowed over into the wider market. Looking ahead the elements which triggered rental growth remain in force – relatively low vacancy, subdued future construction expectations and ever-increasing land input costs.

With Sydney vacancy below the long term average since 2015, Melbourne vacancy at five year lows and Brisbane vacancy back below the average for the first time in five years, fundamentals appear poised for further rental growth. As the stock of development land is falling quickly, the time and expense to deliver the next phase of land supply will support ongoing rental growth by moderating the future supply pipeline in the short term and the facilitation a further rental uplift for new construction in the longer term.

"CENTRALISED FACILITIES REQUIRE STRATEGIC LOCATIONS WITHIN THE ROAD NETWORK AND IT HAS BECOME APPARENT THAT THE COST AND TIME SAVINGS INHERENT WITH THESE NEW CENTRAL HUBS HAS RESULTED IN TENANTS ACCEPTING HIGHER RENTS AND INVESTING SIGNIFICANTLY ON TECHNOLOGY THEMSELVES."

At the coal face | a localised perspective.

IS RENT GROWTH HERE TO STAY? OUR OPERATIVES ON THE GROUND SHARE THEIR INSIGHTS ON THEIR SUB-MARKETS ACROSS THE EASTERN SEABOARD.

> Chullora, NSW.



> 10 Bruncker Road, Chullora

GLA	14,000 sqm
Rental Rate	\$110/sqm
Term	5 years
Date	Q1 2016



> Bldg3, 2 Hume Highway, Chullora

GLA	21,710 sqm
Rental Rate	\$133/sqm
Term	15 years
Date	Q4 2018

The Chullora precinct has risen to prominence through two key factors. First being the acceptance that this is a 'last mile' location with a blend of proximity to the CBD and to metropolitan Sydney. The second has been ongoing tenant displacement – many groups who have located to Chullora have been displaced through rezoning or redevelopment and Chullora is a natural choice when coming from Inner West or South Sydney.

What's the evidence?

The evidence of rental growth in Chullora has been in two distinct parts. The increase in new development in the area compared with previous supply levels has allowed prime and super prime rentals to flourish. This is most notable in recent deals by Charter Hall at their 2 Hume Highway development. The second has been the strong growth in secondary rentals through minimal supply against strong demand. This is most notable in estates such as Blackstone/151 and Goodman on Roberts Road.

Is rent growth here to stay?

Looking forwards there is no new land supply and only brownfield consolidation development on the horizon. With the continued demand for inner ring locations and the ever-growing need for last mile logistics solutions we see rental growth to not only remain but to continue to grow steadily.

> Yatala Enterprise Area, QLD.



> 3, 83 Burnside Road, Yatala

GLA	1,566 sqm
Rental Rate	\$95/sqm
Term	2 years
Date	December 2016



> 17 Avatonbell Drive, Yatala

GLA	1,320 sqm
Rental Rate	\$105/sqm
Term	5 years
Date	January 2019

The Yatala Enterprise Area (YEA), when compared to other Eastern Seaboard industrial locations has quite a unique position with respect to land supply; both in terms of available serviced land, as well as future supply from englobo sites. This undoubtedly is having a positive effect on the perceptions of larger corporates when considering potential locations within Brisbane's southern industrial corridor. Major developers vying to deliver options to larger users within the YEA include Stockland, GPT Group, Frasers, Charter Hall and Logos. For the foreseeable future, competition within this sector will ensure rental deals for large sheds will remain the sharpest in the market.

What's the evidence?

Even though the area has seen an upswing in design and construct activity for facilities of 10,000 sqm and greater, most of the freestanding building transactions for both sales and leasing sit within the 1,000 sqm to 2,000 sqm GFA range. In the last 18 months, the YEA has seen the delivery of over 40 small industrial lots ranging from 2,200 sqm to 8,500 sqm.

With readily available credit, combined with low interest rates, demand from owner occupiers is high. Investors and developers have accounted for a large percentage of purpose-built lease stock and experienced moderate rental growth due to the tempering effect of an upswing in demand from owner occupiers.

Is rent growth here to stay?

Looking forward, with diminishing land opportunities in both the Gold Coasts' traditional industrial precincts, as well as Brisbane's south western corridor, combined with annual population increase of an estimated 72,000 people to South East Queensland, it is inevitable that more and more prospective tenants will view the YEA's prime position centrally located between Brisbane and the Gold Coast, as the ideal place to locate their business. With such forces at play, the pressure on rents is up.

> Somerton, VIC.



> Warehouse 1, 10 Stubb Street, Somerton

GLA	10,702 sqm
Rental Rate	\$70/sqm
Term	10 years
Date	June 2016



> Warehouse 1, 24-32 Stanley Drive, Somerton

GLA	10,099 sqm
Rental Rate	\$85/sqm
Term	5 years
Date	February 2019

Somerton identifies as an industrial business hub and is home to a number of major business parks including Austrak Business Park, Somerton Logistics Centre and Northgate Distribution Centre. It is on the doorstep of the Hume Highway and is serviced by a number of major arterials including the Metropolitan Ring Road; the Hume Freeway and Cooper Street/Somerton Road. It has the Intermodal Rail Terminal as well as direct access to north-eastern capital cities, including the Murray Goulburn Valley agricultural and manufacturing region via Hume Highway. Proposed infrastructure initiatives including outer Metropolitan Ring Road, the O'Herns Road upgrade and the connection of the Metropolitan Ring Road to the Eastern Freeway. Major national and international corporations that call Somerton home include Coles; Linfox; Mazda and Toll to name a few. Major developers/owners in the area which cater to larger users include 151 Property; Austrak; Charter Hall; Fife Capital; GPT and Stockland. At present there is limited availability of serviced land, as well as future supply from englobo sites.

What's the evidence?

In 2016 the vacancy in Somerton for buildings over 5,000 sqm for lease was sitting at approximately 74,121 sqm over 6 buildings. Since then the take up has been approximately 164,115 sqm over 13 transactions with the end user being from either the logistics or manufacturing industries. As leasing space and supply continues to tighten across the area, we are also starting to experience a reduction in let-up time and incentives, with one of the key drivers being a shrinking serviced land allotment pipeline. This strong tenant demand continues to absorb supply of prime-grade stock.

Is rent growth here to stay?

Looking forward, although there are some upcoming vacancies, currently there are no buildings over 5,000sqm for lease in the Somerton precinct. Combined with no speculative development and limited availability of serviced land this is forcing face rents to rise.

Q&A: Melbourne's Marco Sandrin and Brent Glassford, Directors, Industrial, Victoria.

With a collective 13 years in industrial property between them, Marco and Brent have become renowned as the dynamic duo in the northern Melbourne industrial market. In this edition, we chat to them about joining the Knight Frank team in early 2018, the point of difference they bring as a partnership and the opportunities they see in the North Melbourne industrial market.

Tell us a bit about your careers to date. What led you to industrial property?

Marco: I started out in international trade and logistics. It wasn't until I was approached at a work function in 2010 that an opportunity in industrial property arose. I jumped at it and haven't looked back.

Brent: I was originally a residential agent working in North-West suburbs of Melbourne. In 2014 the opportunity to work with Marco in the North Melbourne industrial market came about and I saw it as a great platform to progress my career.

Why did you decide to move to Knight Frank?

M We had met a few of the team at Knight Frank and culturally it seemed like it would be a good fit. We'd been established in the northern market for some time and saw it as a fresh, new challenge.

B Coming to Knight Frank also gave us the chance to join a young team, with the opportunity to mentor and guide the juniors. We enjoy being able to help the new members of the team grow in their role and take on more responsibility.

What are your most notable transactions since joining the Knight Frank team?

M Mine would have to be our first campaign at Knight Frank. We sold 21-29 Radford Road, Reservoir on behalf of the Department of Treasury and Finance for \$12 million, breaking the record rate for the area.

B We recently completed an institutional leasing deal for Centuria at 24-32 Stanley Drive in Somerton. It was 10,099 sqm and reflects the increase in interest in the northern Melbourne market.

How do you maximise potential for your clients by working together?

M We each have different strengths and through solid communication we're able to bounce ideas off each other and strategise to come up with the best solution for the client. We're both involved with all of our clients and deals so the other person can pick it up and run with it if need be. Everyone knows us as a team. When you appoint one of us you get a package deal.

B We also have clients that one of us may have a stronger relationship with and we pride ourselves on building and maintaining those relationships, which means we're able to cover a wider audience so we're aware of opportunities, deals and data that we may not have otherwise known about. We're able to cover double as much in the market.

What's the best thing about working as a partnership?

M We work hard, but we have fun as well which makes the job much more enjoyable.

B Real estate can be a pretty individual profession, so it's great having a partner to bounce ideas off and problem solve with.

What's happening in the North Melbourne industrial market? Where do you see the opportunities?

M We are experiencing some of the tightest market conditions we've ever seen. Generally speaking, vacancy in the northern market sits at around 110,000 sqm mark but it's currently well below 50,000 sqm.

B The north has always been quite strong in logistics due to the proximity to Melbourne Airport and Hume Highway. Over the past few years we have seen an increase in demand from logistics, food and beverage operators and manufacturers which has put pressure on supply.

M With limited stock available in the market at the moment and we have to be more creative to uncover opportunities by thinking outside of the box to get the deal done.

B With land in such short supply, and the pipeline constrained, we don't expect these conditions to change anytime soon. As a result rents will increase and we believe the pre-lease market will start to take off as new entrants, such as institutions, look to the Northern market.

How do you see the role of the industrial agent changing?

M The role of the agent is becoming more and more sophisticated as the emphasis shifts towards consulting and providing strategic advice as opposed to just selling or leasing a building.

B I think it will start to become more occupier oriented. It's easy to just sit and wait for opportunities to come to you, but the main focus for us is getting in front of the larger occupiers to understand what they're looking for and how we can add value to their business.

Key ingredients for success in working as a team?

M Communication – sharing thoughts, opinions and ideas.
Contribution – sharing the workload and responsibilities.
Celebrating success.

B Problem solving together and working through difficult situations to come up with the best possible outcome for the client. This can't be done without being able to communicate with each other.

On a personal note...

If you weren't in property, what would you be doing?

M I imagine I'd still be doing something where I deal with people day-to-day, probably in sales.

B I would definitely be doing something related to sports. It's always been a good avenue for me, particularly football.

What's your ideal holiday?

M Hands down, Hawaii. I've been there a fair few times and absolutely love it.

B It'd have to be Byron Bay for me.

Best career advice you've ever been given?

M Build relationships, have strong market knowledge, be persistent and work hard.

B Good organisation and communication. We always make a point of knowing exactly what we've both got on the next day so we're covering all our bases.



Why the Brisbane team stick together.

THE LONGEVITY OF BRISBANE'S INDUSTRIAL TEAM – AND THEIR COLLECTIVE EXPERIENCE OF 100 YEARS – BRINGS STABILITY TO CLIENTS AND STRENGTHENS THE PERFORMANCE OF EACH MEMBER FOR GREATER SUCCESS.

In an industry where people tend to move around a lot, the longevity of Knight Frank's Brisbane industrial team is an anomaly.

They don't think the grass is greener on the other side – in fact, it's quite the contrary.

Each of the 10 operatives has been approached by competitors at one point or another, but all have opted to stick together as a strong and cohesive team, because that's how they operate best.

Collectively, their years of market experience adds up to a century, averaging out to ten years per operative.

Five of the 10 operatives have worked together for nine years or more as part of Knight Frank's Brisbane industrial team, while seven of the 10 have worked together for upwards of six years.

Knight Frank Partner and Head of Industrial Investments Greg Russell is the team veteran, laying claim to be the longest-lasting member, with 25 years under his belt, and counting.

Chris Wright, Knight Frank Partner and Joint Head of Industrial, has been with the team for 18 years, followed by Lachlan Hateley (13 years), Mark Horgan (11 years), Ben Hatch (9 years), Matthew Williams (8 years), Mark Clifford (6 years), David Knox (4 years), Sam Harper (4 years) and David McPhillips (2 years).

While many worked for other agencies prior to coming together at Knight Frank, Chris and Lachlan joined the team straight from university and have never left.

These impressive figures are what makes the Brisbane industrial team unique, setting them apart from their competition.

They may not have been around quite since the Industrial Revolution, but together the team is leading its own revolution in an industry that traditionally sees a lot of turnover.

"There are no other agencies in the Brisbane market that have an industrial team that has worked together for longer," says Mark.

"Clients recognise the stability our team has had over the years, and along with this stability comes consistent service and performance."

What's the secret to their longevity?

The relationship between Knight Frank's Brisbane industrial operatives is based on trust and respect, built over the past few decades.

"We really put together a great team 10 to 15 years ago, and that attracted other people to come here," says Greg.

"Over my time at Knight Frank I've seen teams at other agencies come and go, but we've always held our own."

"The underlying factor is that everyone wants to work with everyone else here."

The team has always had a policy to not just hire people who are good at what they do, but ultimately good people overall.

No matter what the market conditions are, the team holds strong, riding the ups and downs together, rather than growing and contracting to fit the cycle. In recent times members have only been added to replace those who have retired or to accommodate expansion.

"It's critical for team members to get along - much more critical than the success of any one individual is that the team is doing well," says Chris.

"It's also about enjoying what you do. We want to succeed and be the best in our market, but we also want to have fun doing it.

"We don't take ourselves too seriously, but we take our business seriously. We know how to enjoy our successes and we take our losses on the chin."

Clients reap the benefits

The longevity of Knight Frank's Brisbane industrial team means clients are guaranteed consistency. Ask any landlord or building owner who is trying to sell or lease a property and this will be of crucial importance.

"With stability of service comes trust in us to do the right thing by customers and clients," says Chris. "Our clients see us as a stable unit in an ever-changing market."

"They know that they will get good service, from guys who know the market," adds Mark.

"IN AN INDUSTRY WHERE PEOPLE TEND TO MOVE AROUND A LOT, THE LONGEVITY OF KNIGHT FRANK'S BRISBANE INDUSTRIAL TEAM IS AN ANOMALY."

"While working together, each team member brings something different to the table to benefit clients and colleagues, whether it be knowledge, skills or relationships," says Greg.

"We want to see each other succeed, as well as the overall team. We are all happy to share market intelligence internally for the benefit of our clients."

"It's a bit like a well-seasoned footy team," adds Mark.

"Guys that have played together for a long time end up knowing each other's moves. They know what to expect. And they leverage off each other's strengths and experience. This is the same for us."

"Because of the level of trust, we all share ideas and different ways of approaching property opportunities. Everyone is happy to speak up and canvass different ideas as everyone's opinion is valued."

"We're all in it together," Chris adds. "Within our department for many years we've had a relatively flat, non-hierarchical structure - we all work together and respect each other."





33,250 sqm at Compass Logistics Estate, Eastern Creek



Eastern Creek Drive, Eastern Creek NSW

On behalf of Charter Hall, Knight Frank is pleased to offer exclusively to the market for lease, Compass Logistics Estate.

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:

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



Building Size
From 12,590 sqm



Land Size
NA



Special Feature
41 metre hardstand

For Lease

John Swanson

+61 404 221 115

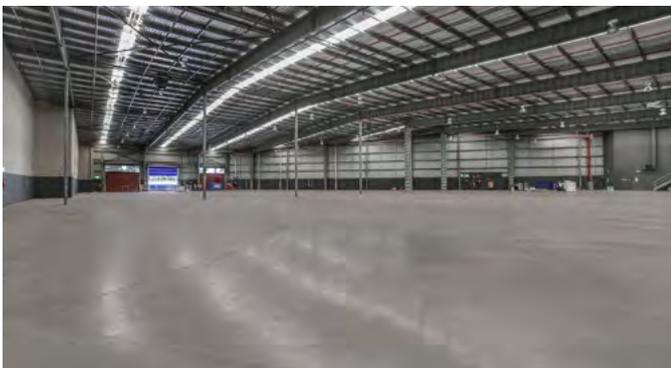
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Matthew Lee

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View Online: knightfrank.com.au/SPACE



4,232 sqm Warehouse & Office in Wetherill Park

29C Davis Road, Wetherill Park NSW

Knight Frank is pleased to offer to the market for lease a 4,232 sqm warehouse and office in Wetherill Park.

The property is available now and has undergone a complete make good.

Main features include:

- > 355 sqm office
- > 3,877 sqm high clearance warehouse
- > Three on-grade roller doors
- > B-Double access
- > ESFR sprinkler system
- > On-site parking for 51 cars



Building Size
4,232 sqm



Land Size
NA



Special Feature
Extensive parking

For Lease

John Swanson

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View Online: knightfrank.com.au/SPACE



Huge Exposure | 9,471 sqm Warehouse & Office

1 Crescent Street, Holroyd NSW

Knight Frank is pleased to offer for lease one of Western Sydney's highest industrial profile sites, with huge exposure to the M4 Motorway and Woodville Road.

The nature of the property, with its significant infrastructure and low site coverage, will ensure it appeals to a variety of users and demands serious attention.

Key features include:

- > 9,471 sqm of quality warehouse, workshop and office accommodation
- > Full circulation around the property and huge rear hardstand area of circa 10,000 sqm
- > Workshop contains six overhead gantry cranes (10t and 15t) and access via 19 on-grade doors
- > Wash bay, spray booth and large power supply
- > Clearspan warehouse with internal height up to 10.1m access from three on-grade doors
- > Quality partitioned office accommodation
- > Flexible leasing options



Building Size
9,471 sqm



Land Size
38,700 sqm



Special Feature
350m frontage to the M4 Motorway

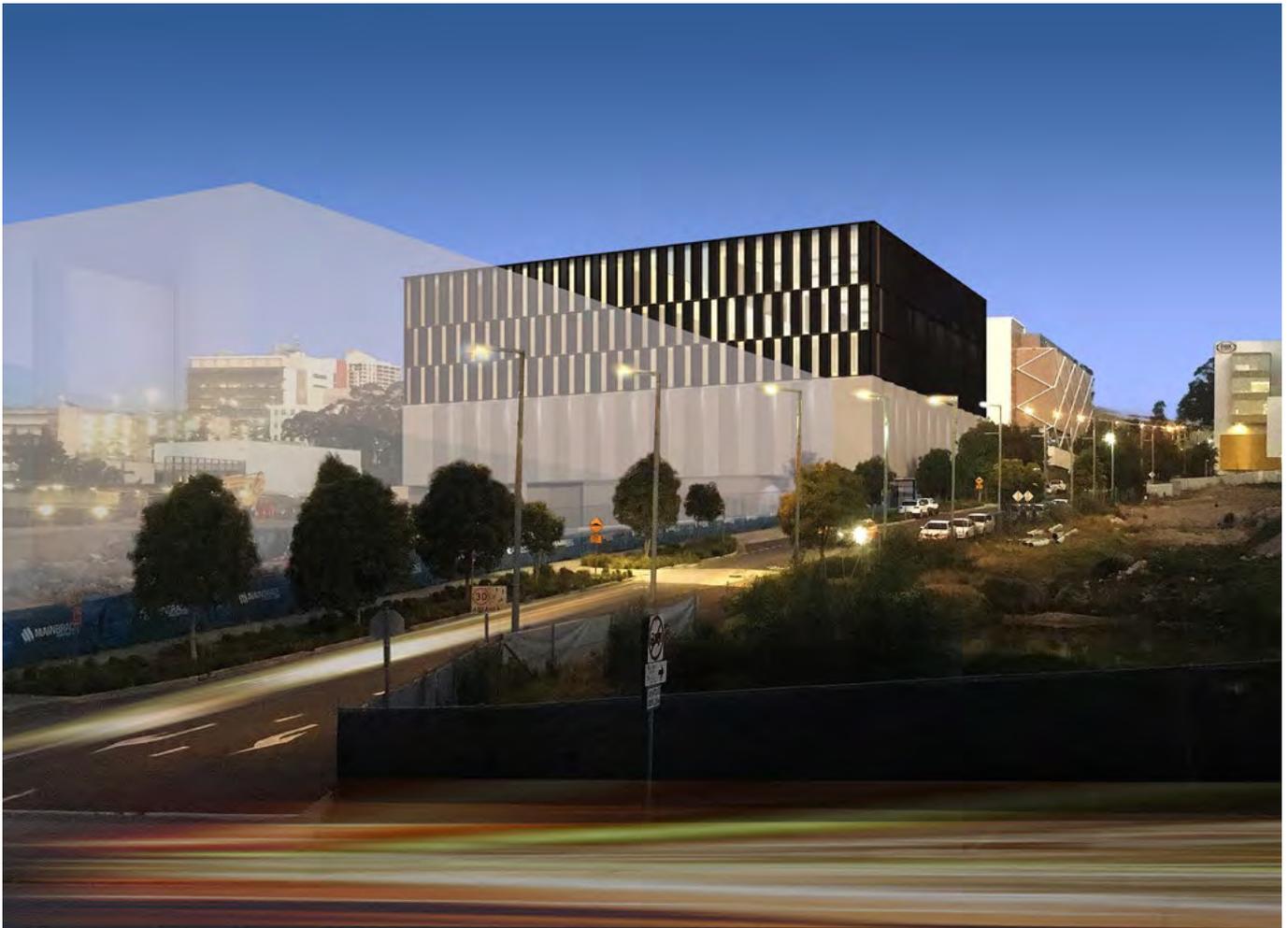
For Lease

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The Final Piece of Gore Hill

Lot 3, Broadcast Way, 219-247 Pacific Highway, Artarmon NSW

On behalf of our valued client, Lindsay Bennelong Developments, Knight Frank is delighted to present for sale or lease the final piece of the Gore Hill Estate on Sydney's Lower North Shore.

This is a unique opportunity to acquire a DA approved data centre facility and join Fox Sports, Australian Securities Exchange and AusGrid in this premier location.

The property is currently the only opportunity in Sydney to acquire a site with approval for a fully engineered data centre. This is both unique in its offering and is genuinely the last opportunity to secure a position within Gore Hill.

- > Completely designed and engineered data centre
- > Secure essential services with market leading power and fibre infrastructure
- > Application made for 19MVA power

Lot 3 is offered for sale or lease via international Expressions of Interest closing Thursday, 21 March at 4pm (AEDT).



Building Size
13,998 sqm



Land Size
3,840 sqm



Special Feature
Data centre

For Sale or Lease

Matthew Lee

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View Online: knightfrank.com.au/SPACE



Ideal 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 suit 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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Ideal for Distribution or Manufacturing

Part 280 Byrnes Road, Bomen NSW 2650

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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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 25km radius

For Lease

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



Biodiversity Business Park, 481 Cooper Street, Epping VIC

Biodiversity Business Park

Key features include:

- > 24/7 operations permitted
- > For lease or design and build packages available
- > Buildings range from 3,154 to 41,451 sqm
- > Heavy vehicle access including B-Double
- > Located only 20kms to Melbourne's CBD and 15km to Melbourne Airport
- > Land sizes: a wide range of opportunities from 7,251 to 73,000 sqm
- > Located just metres from the full diamond interchange of the Hume Freeway via signalised access from Cooper Street
- > Purpose built facilities by reputable and proven developer, Vaughan Constructions

 **Building Size**
3,154 to 41,451 sqm

 **Land Size**
7,251 to 73,000 sqm

 **Special Feature**
For lease or design and construct packages available

For Sale or Lease

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FOR LEASE VIC



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 8.0m to 10.8m
- > 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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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

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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 Q4 2019



Building Size
21,696 sqm



Land Size
37,744 sqm



Special Feature
Designed for 24/7 operations

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 Q4 2019



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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A-Grade Logistics Facility

Warehouse 6, 2-4 Judge Street, Sunshine VIC

The property is positioned in a prime inner-west location with easy access to the Port and greater Melbourne. Located minutes from Somerville Road, Boundary Road, Geelong Road, the Western Freeway and the Western Ring Road.

The property offers a quality office warehouse featuring:

- > 5,861 sqm warehouse
- > 509 sqm office
- > 650 sqm canopy
- > 3,855 sqm concrete hardstand
- > 11,980 sqm site area
- > Three container height on-grade roller doors
- > Three self-levelling loading docks
- > Drive through access
- > Corporate two level office and staff amenities
- > Three-phase power
- > Generous off-street parking
- > Secure fenced facility



Building Size
6,370 sqm



Land Size
11,900 sqm



Special Feature
Drive through access

For Lease

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Steve Jones

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State-of-the-Art Drive-Around Facility

dexus

47-53 Foundation Road, Truganina VIC

Two best in class freestanding drive-around warehouses under construction and available for occupation in April 2019. Lease one or both.

- > Warehouse A – 17,910 sqm
- > Warehouse B – 15,400 sqm

Key features:

- > Internal warehouse clearance up to 13.7 metres
- > 8 tonne post load warehouse floor slabs
- > Multiple RSDs and recessed docks with 14 dock levelers
- > 36 metre super canopies
- > ESFR sprinkler system
- > 36 to 38 metre wide hardstands
- > LED lighting throughout the facility
- > 99kW solar array to each warehouse
- > Corporate offices
- > Separate car and truck access

Strategically located with convenient access to the Princes/West Gate Freeway, Western Ring Road and the Deer Park Bypass.



Building Size

15,400 to 35,280 sqm



Land Size

56,167 sqm



Special Feature

Available April 2019

For Lease

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FOR LEASE VIC



Bayside's Best Warehouse

9 Duigan Road, Moorabbin Airport VIC



Brand New Warehouse

Brand new high quality warehouse under construction of Chifley South Business Park at Moorabbin Airport.

With excellent access to Centre Dandenong Road, Warrigal Road, Nepean Highway and Mordialloc Bypass, the location is unrivaled in the Bayside precinct.

Key features include:

- > 422 sqm two level office
- > 4,440 sqm warehouse
- > 9.8m springing height and 12.2m ridge height
- > Four on-grade roller doors
- > Recessed loading dock
- > 2,708 sqm hardstand for B-Double access
- > 41 car spaces
- > ESFR sprinklers
- > Completion June 2019



Building Size
4,872 sqm



Land Size
10,722 sqm



Special Feature
Recessed loading dock

For Lease

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Moorabbin's Airport Masterpiece

11 Duigan Road, Moorabbin Airport VIC



Brand New Warehouse

Brand new high quality warehouse under construction of Chifley South Business Park at Moorabbin Airport.

With excellent access to Centre Dandenong Road, Warrigal Road, Nepean Highway and Mordialloc Bypass, the location is unrivaled in the Bayside precinct.

Key features include:

- > 334 sqm two level office
- > 3,668 sqm warehouse
- > 9.8m springing height and 12.2m ridge height
- > Four on-grade roller doors
- > Recessed loading dock
- > 2,200 sqm hardstand for B-Double access
- > 28 car spaces
- > ESFR sprinklers
- > Completion June 2019



Building Size
4,002 sqm



Land Size
8,530 sqm



Special Feature
2,200 sqm hardstand

For Lease

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Excellent Truck Access & Hardstand



99-111 Monash Drive, Dandenong South VIC

Now available in the premium M1 Industry Park is this unparalleled industrial opportunity. Within close walking distance to Arco restaurant and 200 metres to Western Port Freeway, the property boasts more features than most buildings in the market.

- > 3,050 sqm total building area
- > 438 sqm to 639 sqm of flexible office space
- > 2,411 sqm clearspan warehouse
- > Four container height roller doors
- > LED lighting through the property
- > Two large canopies for all weather loading
- > Side hardstand
- > Excellent truck access via two crossovers

 **Building Size**
3,050 sqm

 **Land Size**
5,730 sqm

 **Special Feature**
Side hardstand

For Lease

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Braeside Distribution Centre



41 Mills Road, Braeside VIC

Braeside distribution centre is ideally located on the Northern side of Mills Road directly adjacent to the Woodlands industrial estate and in close proximity to the under construction Mordialloc Bypass.

Substantial amenity is located close by including Dingley Village, DFO Moorabbin and the Costco outlet anchoring the development of Boundary Road at Moorabbin Airport.

An extensive refurbishment of the facility has just been completed and presents to the highest standard.

Key features include:

- > 2,144 sqm fitted single level office
- > 16,213 sqm warehouse
- > Warehouse springing height of 7.4 metres
- > Multiple loading docks and roller doors
- > Full drive around and B-Double access
- > Large canopy areas
- > 133 metres to Mills Road
- > Fully fire sprinklered

 **Building Size**
18,356 sqm

 **Land Size**
53,000 sqm

 **Special Feature**
Drive around access

For Lease

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FOR LEASE VIC



Manufacturing and Distribution Facility



63-79 South Park Drive, Dandenong South VIC

Corner Site with Drive Around Access

Premier south eastern industrial location within South Park Estate located directly adjacent to the interchange of Greens Road/EastLink (M3). This is the most desirable location in Dandenong South with unrivalled amenity nearby including multiple cafés, business banking and retail options.

The facility comprises an A-Grade industrial office/warehouse featuring:

- > Full drive around B-Double access
- > 1,391 sqm drive through super awning, significant power supply plus mains gas connection
- > Five on-grade roller shutter doors
- > Single loading dock (with provisions to install further docks).
- > Fully fitted two level corporate office
- > 108 car spaces
- > ESFR fire sprinkler system

 **Building Size**
13,963 sqm

 **Land Size**
26,840 sqm

 **Special Feature**
1,391 sqm awning

For Lease

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A-Grade Freestander

28 Archerfield Road, Darra QLD

Pellicano

Located 16km south west of the Brisbane CBD, directly off the Ipswich Motorway offering ease of access to the Legacy Way with direct and reliable connection between the Western Freeway and the Trade Coast precinct.

Set within an established industrial precinct surrounded by major brand name tenants that include Toll, K-Mart, Scania, Volvo, Maxitrans, Allied Express and Brown & Hurley to name only a few. Now is the opportune time to jump to the next level and secure your location for the future.

Key features include:

- > Total floor area of 3,108 sqm
- > Open plan commercial grade office
- > Highbay warehouse with a minimum internal clearance of 8.5m
- > Two recessed loading docks
- > Five on-grade electric roller doors
- > Super awning for all weather loading; and
- > Large concrete apron for material handling

 **Building Size**
3,108 sqm

 **Land Size**
7,108 sqm

 **Special Feature**
Two loading docks

For Lease

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A-Grade Facility

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



Stockland have delivered this superbly designed logistics facility to the market, with tenants having flexible options from 5,000 sqm up to 18,600 sqm.

Key features include:

- > Construction has recently been completed
- > Options from 5,000 sqm or upwards available
- > Superb, high volume warehouse design
- > Centrally located, with easy access to Acacia Ridge rail yards, Logan Motorway and Ipswich Motorway
- > Multiple loading docks and on grade roller doors
- > Excellent B-Double access with generous turning areas



Building Size
5,000 to 18,600 sqm



Land Size
20 ha



Special Feature
Multiple loading docks and on-grade roller doors

For Lease

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Flexible Options to Suit Your Requirement



Wembley Business Park, Wembley Road, Berrinba QLD

Wembley Business Park offers flexible logistics solutions in Brisbane's new industrial business hub. The 19.2 hectare site is easily accessible and is in close proximity to the Logan Motorway and the future Wembley Road intersection upgrade. The site is benched, serviced and ready to develop with multiple options including; purpose built warehouses ranging from 5,000 sqm to 25,000 sqm.

- > Lease, turn key and land sale opportunities available
- > Purpose built warehouse and logistics solutions, from 5,000 sqm to 25,000 sqm
- > Very quick turnaround for approvals on purpose built facilities
- > Exceptional connectivity to the following sites and road infrastructure
- > Master planned high quality estate design with excellent truck and car access
- > Security – GPT Group is one of Australia's most experienced development groups



Building Size

5,000 to 25,000 sqm



Land Size

NA



Special Feature

Pre-lease, turn key and land sale opportunities

For Sale or Lease

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Magnificent Murarrie | Does It Get Any Better

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
Gateway Motorway exposure

For Lease

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Strategic Port Motorway Warehousing

FIFECAPITAL

41 Inghams Place, Hemmant QLD

The subject property is strategically located with direct exposure and efficient access to the Port of Brisbane Motorway.

Major features of the offering include:

- > Freestanding building of 12,440 sqm
- > Newly constructed offices, built to suit tenant requirements
- > Drive around B-Double access
- > Combination of recessed loading docks and on-grade roller doors
- > Excellent internal clearance
- > Generous hardstand areas for truck manoeuvring and container set down
- > Large all weather loading awnings
- > Ample on-site staff and visitor parking
- > Ready for immediate occupation

The ability to refurbish / retro-fit the existing improvements to suit individual tenant requirements exists.

 **Building Size**
12,440 sqm

 **Land Size**
40,700 sqm

 **Special Feature**
Drive around access

For Lease

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Pre-Lease Opportunities from 5,000 sqm to 35,000 sqm



Yatala Distribution Centre, Yatala QLD

Stockland's Yatala Distribution Centre is the finest piece of industrial real estate within the highly sort after Yatala Enterprise Area. Situated opposite Carlton United Brewery, the estate offers rapid access to the M1 Pacific Motorway via Exits 41 and 38. The master planned estate, comprising of three future facilities, is DA approved and ready to go.

Key features include:

- > 9.6 ha DA approved estate
- > Tenancies of 5,000 to 35,000 sqm can be tailored to suit requirement
- > Estate offer excellent B-double truck access with generous turning areas
- > 24/7 operation with gas available if required
- > Prime position offering immediate M1 Pacific Motorway access
- > Exceptional lease packages on offer



Building Size
5,000 to 35,000 sqm



Land Size
96,000 sqm



Special Feature
24/7 operation

For Lease

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Yatala | Super Efficient 70m Clearspan Warehouse



16-28 Quarry Road, Stapylton QLD

The subject site is perfectly located approximately 35 radial kilometres south-east of the Brisbane CBD and enjoys quick and efficient access to the Logan, Gateway and Pacific Motorways.

Key features include:

- > Flexible areas from 5,000 sqm up to 18,295 sqm available
- > Superior internal clearance heights from 11.3m to 12.7m
- > 20 high bay (6m x 6.6m) roller doors positioned to allow for drive through capability
- > Fully ESFR sprinklered (both building and under awning)
- > Full drive around access for B-Double articulated vehicles
- > Entire warehouse is clearspan, no internal columns
- > Unparalleled racking capacity – make your dollar go further
- > Available for immediate occupancy



Building Size
18,295 sqm



Land Size
41,372 sqm



Special Feature
Fully sprinklered

For Lease

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Premier Berrinba Facility



2/29 Forest Way, Berrinba QLD

The LoganLink Industrial Park is positioned to take advantage of Brisbane's major transport corridors – the Logan, Gateway and Pacific Motorways. With the Logan Motorway corridor considered the 'first stop for interstate haulage', the site provides a strategic distribution platform for your operations throughout Brisbane and South East Queensland LoganLink gives you the opportunity to operate in a precinct alongside leading national businesses including Toll, Stoddart, CEVA and ATCO

Key features include:

- > Unbeatable commercial terms on offer
- > Brand new 10,294 sqm facility with direct access to Logan Motorway
- > 700 sqm corporate grade office space
- > 13.7 metre maximum internal clearance
- > Four recessed docks and four on-grade docks
- > Large hardstand area suitable for truck set-down and external storage
- > 15 metre wide awning



Building Size
10,294 sqm



Land Size
NA



Special Feature
Direct Logan Motorway access

For Lease

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Flexible Options from 5,000 sqm to 25,000 sqm



278 Orchard Road, Richlands QLD

278 Orchard Road presents a highly functional and flexible Distribution Centre on a significant 11.26 ha corner site. This facility can cater for a range of end user requirements from 5,000 sqm through to 25,000 sqm.

Key features include:

- > Up to 25,000 sqm available
- > High clearance warehouse up to 13.7 metres
- > ESFR fire sprinkler system
- > Large awnings throughout the facility for all-weather loading
- > Tenancy areas tailored to suit exact user requirements
- > Complete drive around capability and access via both docks and on-grade roller doors
- > Ideally set up for high volume distribution users
- > Can cater for both short and long term requirements



Building Size

5,000 to 25,000 sqm



Land Size

11.26 ha



Special Feature

Flexibility to split

For Lease

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FOR LEASE QLD



One of Townsville's Finest

736 Ingham Road, Mount Louisa QLD

Knight Frank is pleased to present 736 Ingham Road, Mount Louisa for sale or lease.

Constructed in circa 2000 this modern industrial facility includes warehouse and office of 4,045 sqm on a generous 1.88 ha site. The 3,280 sqm warehouse offers high clearance throughout and includes a 280 sqm all weather loading area.

Modern open plan office area of 765 sqm comprises of meeting area, large conference room, lunch room, kitchen and bar and shaded external break out area.

This is an exciting opportunity to secure a prime property with excellent future upside potential, located in the heart of Townsville's major industrial precinct of Mount Louisa.



Building Size
4,045 sqm



Land Size
18,800 sqm



Special Feature
All weather loading area

For Sale or Lease

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Large Warehouse with Premium Exposure

387-399 Bayswater Road, Garbutt QLD

This functional distribution warehouse totals approximately 5,257 sqm and is located to the front of the site which enjoys superb exposure to Bayswater Road. The warehouse is of metal frame steel clad construction. The property offers drive around and dual drive through access for loading and unloading and is approximately 48m wide by 94m long.

The attached office building is rendered masonry block construction, well presented with suspended ceiling, recessed lighting and contains both ducted and cassette air conditioning. Amenities include adequate male/female toilets with a shower and separate lunchroom. There is an opportunity to split office and warehouse.

Located near the Duckworth Street and Bayswater Road intersection the property benefits from main road exposure and on the heart of the industrial suburb of Garbutt.



Building Size
5,257 sqm



Land Size
19,000 sqm



Special Feature
Market rents

For Lease

Paul Dury

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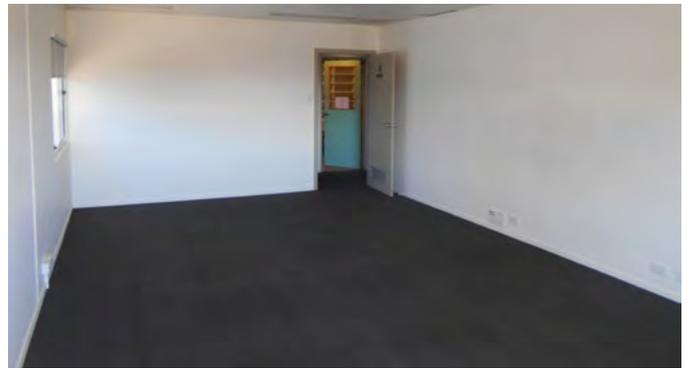
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Well Designed Industrial Facility in the Heart of Paget

14-16 Corporation Avenue, Paget QLD

Knight Frank is pleased to offer for lease this 1,440 sqm building situated in the heart of Paget.

This well designed industrial facility benefits from a 1,080 sqm warehouse and also features high bay and fluorescent lighting, 3-Phase power and roller door access to two sides of the building.

The ground level of the property includes a sales showroom, large workstation floor and tea room, whilst the mezzanine level comprises of three offices, workstation, tea room and training room.

This security fenced property includes 14 marked car spaces and electronic gates.



Building Size
1,440 sqm



Land Size
2,400 sqm



Special Feature
Security fenced

For Lease

Mark Kelly

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New and Ready to Occupy

14-18 Dozer Drive, Paget QLD

Knight Frank is pleased to offer for lease this high end facility in the industrial suburb of Paget.

The property is 1,040 sqm spanning over two levels and includes a workshop/warehouse space of 1,458 sqm. The property is in a highly accessible corner position with security fencing with balance land available if required.

This high end industrial facility is one of a kind, having been originally constructed for a corporate client. Additional glazing adds to the modern architecturally designed office front. The warehouse is capable of taking the capacity of a 10t crane.



Building Size

1,458 sqm



Land Size

6,281 sqm



Special Feature

10t crane capacity

For Lease

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Large Industrial Facility and Hardstand

1247-1253 Main North Road, Para Hills West SA

- > Large industrial facility with extensive hardstand
- > Total improved area of 4,297 sqm
- > Total site area of 25,035 sqm
- > Two street access

Large modern office warehouse facility on a large secure site with 109.72 metre frontage to Main North Road. Easy access to major arterial roads including Main North Road, Elder Smith Road and Salisbury Highway.

The offices provide excellent quality air-conditioned offices, with amenities and lunchroom. The property is located only 15 km north of the CBD in the industrial heartland with major operators such as Olympic Industry and Liebherr. Well located and well-proportioned industrial facility with extensive yard area of over 25,035 sqm will suit a wide variety of industrial users, the offices provide 238 sqm with 3,941 sqm of high clearance warehouse and 442 sqm of canopy. There is potential to extend the building or further develop subject to lease terms and rent.

 **Building Size**
4,179 sqm

 **Land Size**
25,035 sqm

 **Special Feature**
B-Double route

For Lease

Garry Partington

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View Online: knightfrank.com.au/SPACE



Modern Warehouse Distribution Centre

525 Great Eastern Highway, Redcliffe WA

Knight Frank are pleased to offer for lease 525 Great Eastern Highway, Redcliffe. The property is located in Redcliffe, neighbouring the Perth Airport Precinct some 10 kilometres east of Perth's CBD. This site is strategically located to Perth's road network with close and convenient access to Roe Highway, Tonkin Highway and Abernethy Road.

The warehouse is available in part or whole with areas ranging from 5,000 sqm to 13,000 sqm and has the following features:

- > High quality fitted out office
- > High bay clearspan warehouse
- > Fully sprinklered warehouse
- > On-grade loading area plus access to three raised docks
- > Forklift charge room being 200 sqm
- > Dangerous goods room being 400 sqm
- > Flexible lease terms available



Building Size
5,000 to 13,000 sqm



Land Size
3.93 ha



Special Feature
Location

For Lease

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Outstanding Office Warehouse

10 Hugh Edwards Drive, Perth Airport WA

The property is excellently located in the Perth Airport Precinct. Perth Airport is home to a number of national and international companies including, Coles, Woolworths, Toll, Roy Hill, Air Menzies International and Cummins.

- > Office: 322 sqm
- > Warehouse: 5,741 sqm
- > Canopy: 685 sqm
- > High truss warehouse (10 metre)
- > Temperature controlled 16-18 °C
- > On-grade access and loading docks



Building Size
6,063 sqm



Land Size
NA



Special Feature
Temperature controlled

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Flexible Warehouse Development in the Heart of Kewdale

20 Valentine Street, Kewdale WA

Available from April 2019

This outstanding office warehouse facility will be refurbished to provide a range of office and warehouse areas.

- > Offices from 280 sqm
- > Warehouses from 2,260 to 6,510 sqm
- > High truss
- > Three street frontage
- > Excellent access from grade and dock height
- > Prime location

The property is located in the prime industrial precinct of Kewdale with easy access to major arterial roads, the Kewdale Freight Terminal and Perth Airport. The offices will be refurbished, and extended if required, to provide a high level of accommodation.

The high truss warehouse can provide a range of areas from 2,260 sqm. Access to the warehouse will be via a number of large roller doors from the extensive hardstand areas.

This prime development has three street frontage allowing ease of access to the warehouse and adjacent hardstand for one or more tenants.

 **Building Size**
6,510 sqm

 **Land Size**
1.86 ha

 **Special Feature**
Flexibility

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A-Grade Industrial Facility

2 Metal Circuit, Malaga WA

The property is located on the corner of Metal Circuit and Beringarra Avenue, which runs off Marshall Road and is in close proximity to both Reid and Tonkin Highways and will benefit greatly from the new Northlink WA road currently under construction.

Key features include:

- > Office 2,650 sqm
- > Workshop 6,452 sqm
- > Canopy 589 sqm
- > Truss height 9.4 metres
- > Multiple gantry cranes 10-32 tonne
- > 2,600 amps/phase
- > Evaporative cooling in workshop
- > Wash down bay
- > A-Grade office fit out
- > Concrete hardstand and circulation
- > Drive around access
- > Ample parking

 **Building Size**
9,102 sqm

 **Land Size**
19,700 sqm

 **Special Feature**
Proximity to road network

For Lease

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Functional Workshop or Bulk Storage Facility with Cranes

50 Hope Valley Road, Naval Base WA

Available Now

Knight Frank is pleased to offer for lease this heavy duty industrial facility, located just off Rockingham Road, close to the Australian Marine Complex and Kwinana Industrial Area.

Property features:

- > Reinforced concrete floors and wall panels
- > 1 x 5 tonne cranes
- > 3 x 10 tonne cranes
- > High power supply
- > High truss workshops 8 to 9 metres
- > Five large container height door access

 **Building Size**
7,632 sqm

 **Land Size**
2.02 ha

 **Special Feature**
Cranes

For Lease

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Brand New Warehouse

10 Savill Drive, Otahuhu,
Auckland, New Zealand



Available Now

- > Two level open plan offices 500 sqm
- > 9.6m high stud warehouse 7,994 sqm
- > Canopy 800 sqm
- > Business 6 zone
- > Ample car parking
- > 1,913 sqm yard
- > Well established estate

Available now this warehouse is exceptionally well planned for operational optimisation in a neighbourhood comprised of National and International brands. Situated on the corner of Savill Drive and a private road, the location benefits from excellent supply chain advantages with its close proximity to the Motorways, Rail, Inland Port, and Airport.

A strategically located estate offering economical warehouse space in a modern industrial environment.



Building Size
7,994 sqm



Land Size
NA



Special Feature
Drive around access

For Lease

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Brand New Warehouse at Auckland Airport



19 Timberly Road, Mangere,
Auckland, New Zealand

Available December 2019

Situated in such a prominent location within the Auckland Airport this brand new 6,083 sqm A-Grade facility could be the new home your business has been waiting for. With practical completion being December 2019 now is the time to secure your position.

Key Details:

- > 500 sqm premium office over two levels
- > 4,645 sqm clearspan/high stud warehouse
- > 938 sqm canopy
- > 2,000 sqm secure yard
- > 49 on-site car parks

The Airport Industrial precinct continue to be a highly desirable industrial area and is home to some of the world's largest freight and logistics companies. With new roading upgrades the precinct has easy access to the main industrial precincts of Wiri, Penrose, Onehunga and Mt Wellington.

 **Building Size**
6,083 sqm

 **Land Size**
10,000 sqm

 **Special Feature**
Prime corner site

For Lease

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Superbly Located in Popular Mt Roskill



60 Roma Road, Mt Roskill, Auckland, New Zealand

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 approximately. 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 and 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 the truck access and turning circles.

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

-  **Building Size**
5,000 to 24,000 sqm
-  **Land Size**
13 ha
-  **Special Feature**
Sizes can be split to suit

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Exceptional Christchurch Industrial Facility



92-107 Magdala Place, Middleton,
Christchurch, New Zealand

- > 1,826 sqm and 2,522 sqm warehouses
- > 758 sqm office and amenity
- > 604 sqm canopy
- > Secure yard

This A-Grade logistics/storage facility comprising of clearspan 8 metre stud-height rising to 9.2 metre warehouse, great canopy area, modern offices, a truck wash area and superb off-street parking/yard area.

The property is secure and MPI approved making it very suitable for container devanning. The site is well located in Middleton with great access onto arterials. This property is a must view for all logistics, transport and storage operators.

 **Building Size**
5,727 sqm

 **Land Size**
8,970 sqm

 **Special Feature**
Purpose built logistics facility

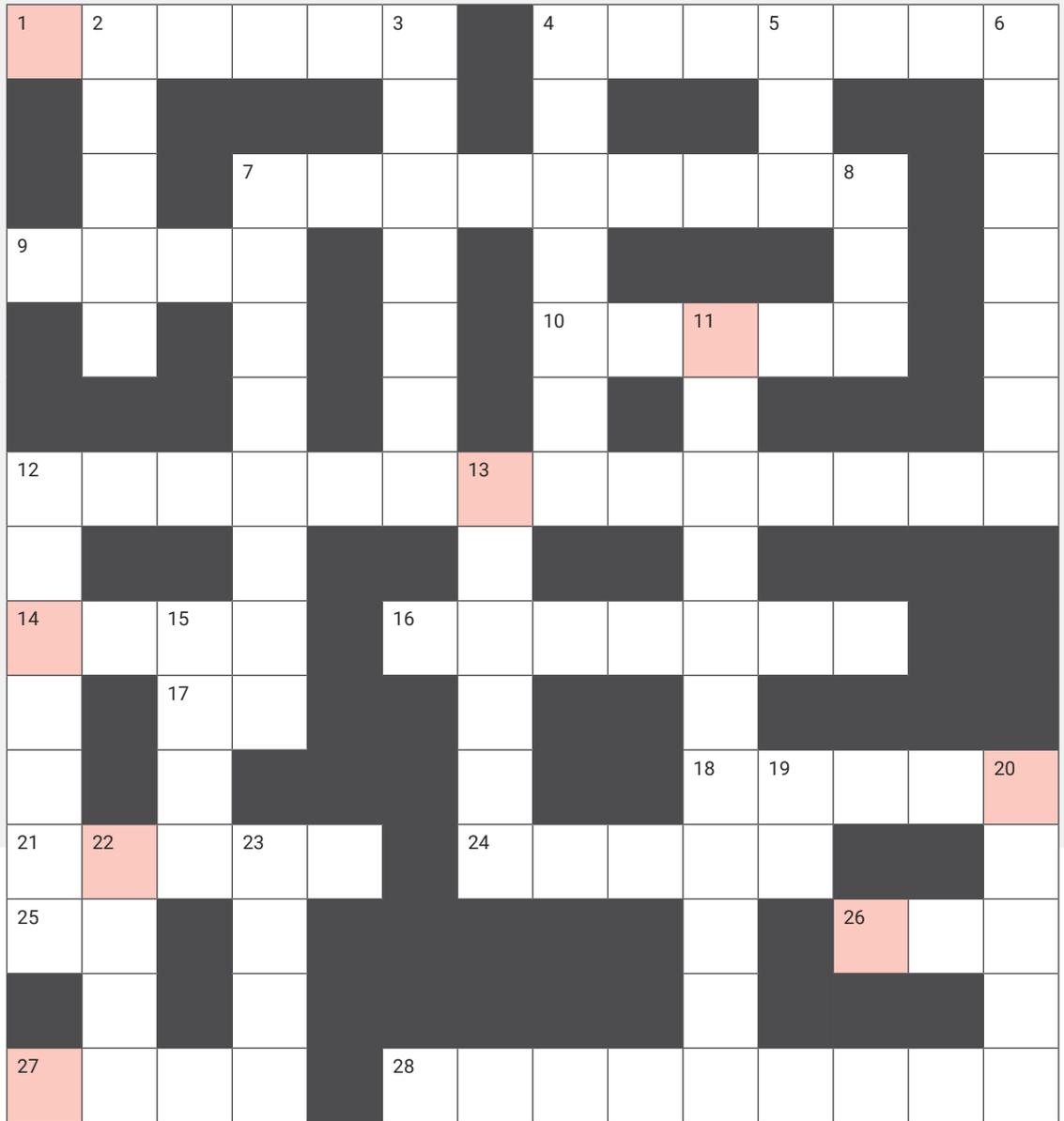
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Industriaword.



Across

1. Opposite to alkaline
4. The study of living organisms
7. Allows electricity to pass through it
9. Demolition (Abbr.)
10. The Knight Frank Industrial team (The ____ Team)
12. Roads, bridges, dams inter alia
14. Direction the sun rises in Western Australia
16. Biggest listed property owner in Australia
17. Opposite to she
18. Provides lift force to a helicopter
21. Chemically inactive
24. Of the moon
25. The man who discovered the "Theory of Relativity" (initials)
26. ____ turning when a new building job starts
27. High lift device of an aircraft wing
28. Slang for semi-trailer (alpha numeric)

Down

2. Alcoholic beverage
3. Type of vulture soaring over vacant industrial buildings (plural)
4. Mistake
5. Sign of the zodiac symbol lion
6. Video sharing platform
7. Compound of water, cement and aggregate
8. Part of a machine that hits another part into place
11. Easement, caveat, lease inter alia
12. Resistance of an object to change its velocity
13. Tool used for smoothing concrete
15. Essential wearable safety item
19. Used to link alternatives
20. Radio wave detection system
22. Name of the first man on the moon ____ Armstrong. (And it is not Tim, although he is probably going soon)
23. Tool for shaping wood

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

27	1	26	13	11	22	14	20
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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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