Brisbane Industrial Precincts

Q3 2025

This report provides a precinct-by-precinct quarterly update of the Brisbane industrial market

knightfrank.com.au/research

Investment

Yields tightened as investor sentiment improved; land sales dominated recent sale turnover

---

5.58%

Super prime yields down 7bps in Q3; -20bps y/y

5.89%

Prime yield; down 14bps q/q; -27bps y/y

6.35%

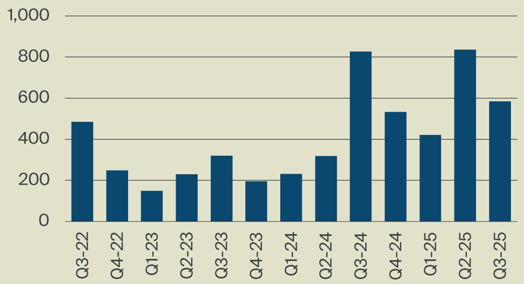
Secondary yield; down 15bps q/q; -69bps y/y

KEY TRENDS

- Industrial turnover of $584m (sales $10m+) was recorded in Q3, down from a strong Q2 but above long-term averages. Volumes were supported by increased land sales across several precincts.
- Q3 recorded two land sales above $100m. 575 Pumicestone Rd, Caboolture sold for $140m (46.8 ha, DA approved industrial estate) and Lot 1 Pacific Highway, Coomera sold for $120m (53.9 ha, DA approved for industrial and mixed use on the M1 corridor).
- Prime yields firmed in Q3, down 14 bps q/q to 5.89% and 27 bps y/y, supported by improving investor sentiment for core stock, aided by lower interest rates.
- Secondary yields continued to contract in Q3, down 15 bps q/q and 69 bps y/y to 6.35%, underpinned by land values and steady private investor demand.

Brisbane Industrial Sales Volume

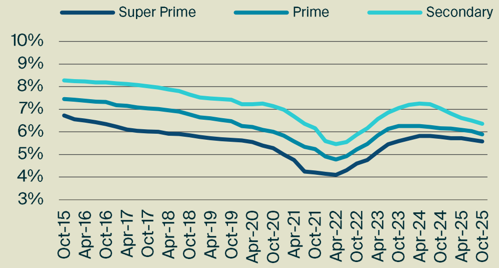
Quarterly, $ million (sales $10m+)



Source: Knight Frank Research, RCA

Brisbane Industrial Yields

% core market yield



Source: Knight Frank Research

Precinct	Property	Price $M	Size sqm	$/sqm	Site sqm	Purchaser	Vendor	Core Market Yield %	WALE
Greater North	575 Pumicestone Rd, Caboolture	140.00	39ha*	359 on NDA	46.87ha	Base Capital	Goldfields	Land sale	n/a
South East	Lot 1 Pacific Highway, Coomera	120.00	Site	222 on site	53.99ha	Vitale Property Group & Metrics Credit Partners	Private	Land sale	n/a
Trade Coast	69 Rivergate Pl, Murarrie	42.00	11,353	3,699	14,610	Clarence Property	Centuria Industrial REIT	6.75	3.0
Trade Coast	100-104 Main Beach Rd, Pinkenba	31.80	1,010	785 on site	40,500	Cosgrove Group	GLB Property	5.98	4.3

* Net Developable Area

Vacancy & Tenant Demand

Vacancy rose in Q3, with speculative developments boosting take-up in the South.

▲ **5.4%**

Total vacancy rate Q3-25, up 24bps q/q and 62bps higher y/y

▲ **41%**

Of current availability is secondary existing stock

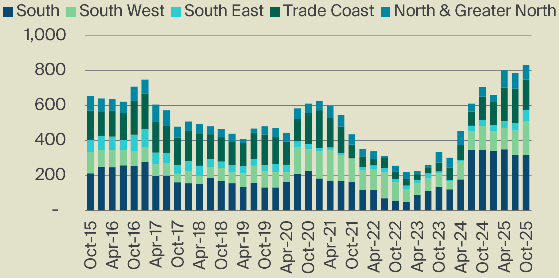
▼ **736k**

Sqm RTM leasing take-up at Q3-25, 11% lower y/y

KEY TRENDS

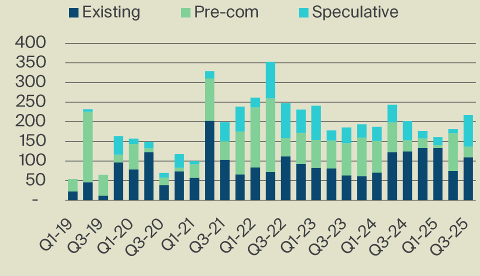
- Vacancy rose in Q3-25, up 43,112sqm to a rate of 5.4% Total vacancy is now 124,927sqm higher y/y, up from 4.8%. The South West recorded the greatest quarterly increase, adding 53,446sqm of mostly prime stock to reach a rate of 5.8%.
- Total vacancy growth for the quarter was driven by secondary space, much of this being backfill as new developments reached completion. Secondary assets now represent 41% of total vacancy, with speculative space still significant at 39%.
- Leasing activity rose 20% in Q3 at 217,264 sqm, though RTM take-up was 11% lower y/y following slower activity earlier in the year. The South precinct dominated Q3 take-up, accounting for 62% of total activity, with most concentrated in Willawong as speculative developments were absorbed.

Brisbane Industrial Vacancy
'000sqm by precinct



Source: Knight Frank Research

Brisbane leasing take-up
By type, '000sqm



Source: Knight Frank Research

BRISBANE AVAILABLE SPACE 3,000SQM+ Q3-2025

Precinct	Available Space	Quarter Change	Annual Change
Trade Coast	174,458	-21,623	+39,478
North & Greater Nth	82,179	-7,760	+27,848
South	316,711	+5	-29,380
South West	194,714	+53,446	+56,919
South East	63,062	+19,044	+30,062
Total	**831,124**	**+43,112**	**+124,927**

RECENT MAJOR TENANT COMMITMENTS

Tenant	Precinct	Area	Net Rent $/sqm
FDM Logistics	South	14,116	150
Modscape	South	12,858	160
Cargo Transport Systems	Trade Coast	10,000	u/d
East Coast Car Rentals	Trade Coast	6,124	165
P.E Foods*	South	6,618	250

* pre-commitment

South

Quarterly take-up lifted in Q3, driven by strong speculative activity

▼ **287k**

Sqm RTM leasing take-up, down 9% y/y

■ **6.8%**

Vacancy was stable q/q, down 93bps y/y

▲ **4.4%**

Y/Y prime face rental growth to $165/sqm net

▲ **253k**

Sqm new supply forecast for delivery in 2025

▲ **14.5%**

Prime Incentives 150bps higher y/y.

▼ **5.9%**

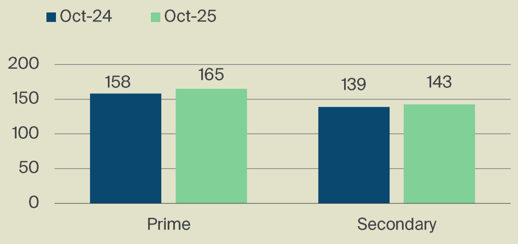
Prime 16bps tighter in Q3; down 18bps y/y

KEY TRENDS

- Vacancy in the South was stable in Q3, rising only by 5sqm to remain at a rate of 6.8%, but is down from 7.7% y/y. The South continues to hold the highest vacancy, dominated by secondary existing and speculative stock, which make up 43% and 39% respectively.
- Prime rents grew 1.2% in q/q, 4.4% higher y/y, while secondary rose 0.4% q/q and 2.5% y/y. Incentives increased across both prime and secondary amid elevated vacancy, both up 100bps q/q to 14.5% and 16% respectively.
- Land values continued to rise, with <5,000 sqm lots up 2.6% q/q and 14.3% y/y, and 1-5 ha sites up 1.7% q/q and 16.6% y/y.
- The South recorded the highest take-up among the precincts in Q3 with 134,968 sqm recorded. Take-up was largely focused on existing (65,222sqm) and speculative stock (63,128sqm).
- Prime yields contracted 16 bps in Q3 and are 18 bps lower y/y, supported by stronger investor sentiment. This is expected to be confirmed by the pending sale of The Link at 142 Sherbrooke Rd, Willawong.

South Rents

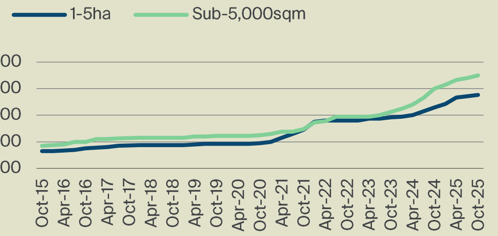
$/sqm net face



Source: Knight Frank Research

South Land Values

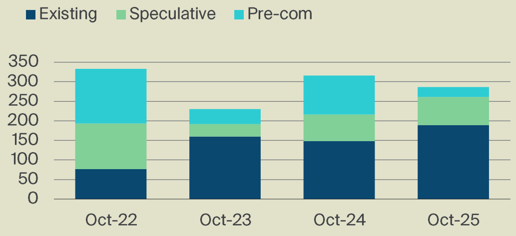
$/sqm site



Source: Knight Frank Research

South Leasing Take-up

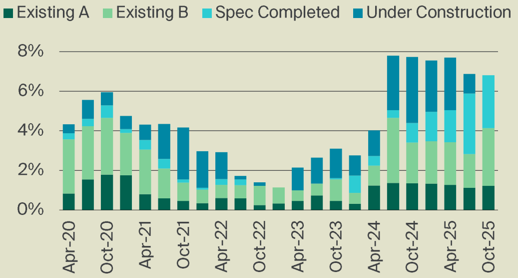
'000sqm by type, RTM



Source: Knight Frank Research

South Vacancy

% vacancy by type



Source: Knight Frank Research

South West

Vacancy lifted to 5.8% in Q3 due to a mix of new speculative product and secondary backfill

▲ **216k**

Sqm RTM leasing take-up, up 32% y/y

▲ **5.8%**

Vacancy rose by 160bps q/q; up 155bps y/y

▲ **3.8%**

Y/Y prime face rental growth to $165/sqm net

▲ **125k**

Sqm new supply forecast for delivery in 2025.

▲ **13%**

Prime incentives grew 100bps in Q3; up 100bps y/y

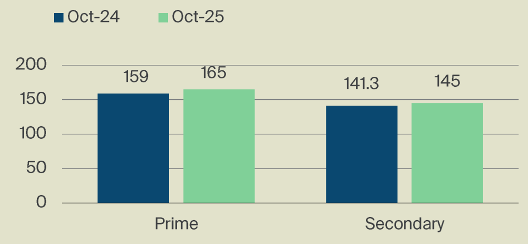
▼ **6.1%**

Prime yield 6bps lower in Q3; down 29bps y/y

KEY TRENDS

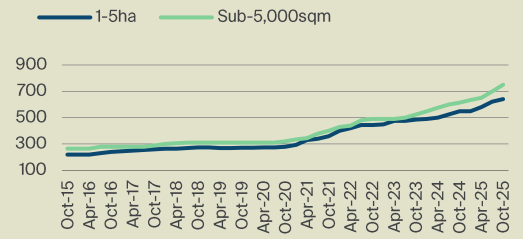
- South West vacancy rose 53,446sqm in Q3 to 5.8%, up from 4.2% in Q2 and 4.3% a year ago. The lift was driven by speculative projects at Redbank and Bundamba, as well as secondary space returning, taking speculative vacancy to 4.1% and secondary to 4.3%.
- Rental growth in the South West slowed over Q3, with prime up 0.6% q/q; 3.8% higher y/y at $165/sqm, while secondary was steady q/q and 2.6% higher y/y at $145/sqm. Incentives rose 100 bps for prime to 13% and 50 bps for secondary to 12.5%.
- RTM take-up slowed in Q3 but remains 32% higher y/y, supported by stronger activity earlier in the year.
- Land values continued to grow, with sub-5,000 sqm lots up 22.0% y/y and 1–5 ha sites up 16.5% y/y
- Prime yields firmed 6 bps in Q3 to 6.06%, 29 bps lower y/y in line with the wider market. Secondary yields also tightened, now 76 bps lower y/y at 6.37%.

South West Rents
$/sqm net face



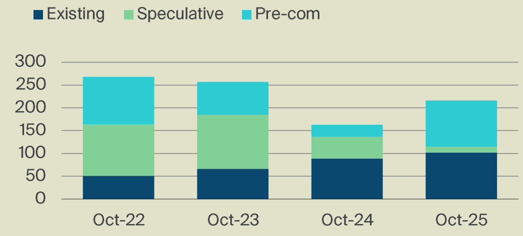
Source: Knight Frank Research

South West Land Values
$/sqm site



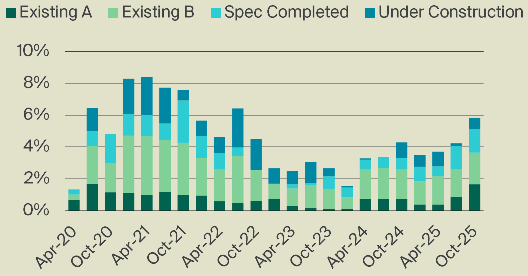
Source: Knight Frank Research

South West Leasing Take-up
'000sqm by type, RTM



Source: Knight Frank Research

South West Vacancy
% vacancy rate by type



Source: Knight Frank Research

South East

Land market continues to surge, due to demand from Gold Coast users and owner occupiers

▼ 46k

Sqm RTM leasing take-up, down 38% y/y

▲ 3.7%

Vacancy up 90bps q/q; 169bps higher y/y

▲ 1.3%

Y/Y prime face rental growth to $162/sqm net

▲ 49k

Sqm of new supply due in 2025

▲ 12.5%

Incentives up 150bps q/q; 50bps higher y/y

▼ 6.1%

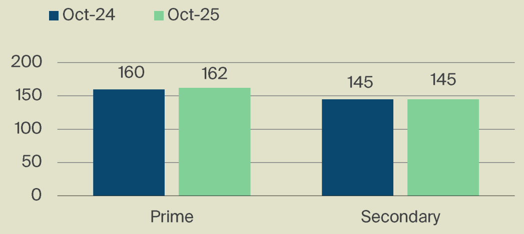
Prime yields down 9bps in Q3, 18bps lower y/y

KEY TRENDS

- South East vacancy rose 19,044 sqm in Q3 to 3.7%, up 109 bps q/q and 169 bps y/y. The increase was in prime stock, now 4.1% vacant (2.7% existing, 1.4% speculative), while secondary vacancy held steady at 3.1%.
- South East prime rents grew 1.3% q/q and y/y to $162/sqm after a period of stability, while secondary rents held at $145/sqm. Prime incentives rose 150 bps to 12.5%, with secondary steady at 10%.
- Strong demand from the Gold Coast and limited supply continue to drive land values, with sub-5,000 sqm lots reaching $930/sqm (up 25.7% y/y) and 1–5 ha lots rising to $787/sqm (up 39.3% y/y). This was underscored by the $120m sale of Lot 1 Pacific Highway, Coomera, a 12 ha DA-approved site for industrial and mixed use, equating to $222/sqm.
- Following the significant sale of 90 Quinns hill Rd in Q2, there was no major sale in Q3. Nevertheless, in the line with the wider market, prime and secondary yields contracted in Q3 to 6.05% and 6.48%.

South East Rents

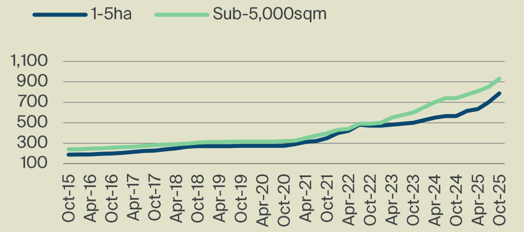
$/sqm net face



Source: Knight Frank Research

South East Land Values

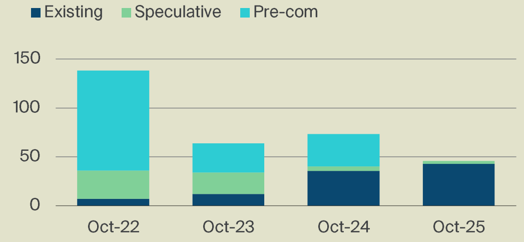
$/sqm site



Source: Knight Frank Research

South East Leasing Take-up

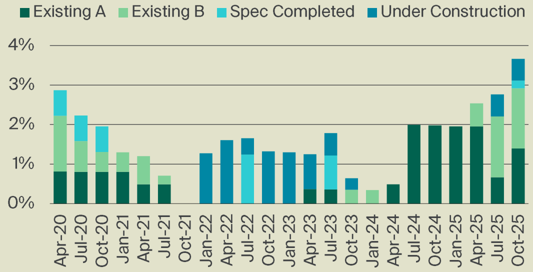
'000sqm by type, RTM



Source: Knight Frank Research

South East Vacancy

Vacancy Rate by type



Source: Knight Frank Research

Trade Coast

Leasing activity impacted by the lack of existing prime space available

▼ 155k

Sqm RTM leasing take-up, down 27% y/y

▼ 4.4%

Vacancy fell 62bps q/q; 81bps higher y/y

▲ 7.2%

Y/Y prime face rental growth to $209/sqm net

▲ 195k

Sqm new supply in 2025; up 28% from 2024

▲ 11%

Prime incentives up 100bps q/q; 100bps higher y/y

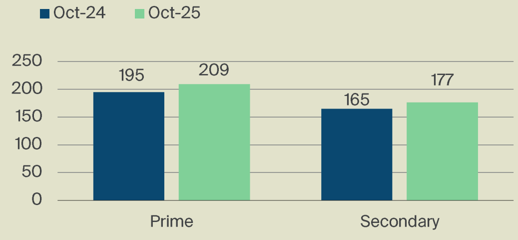
▼ 5.6%

Prime yield down 24 bps q/q; 31bps lower y/y

KEY TRENDS

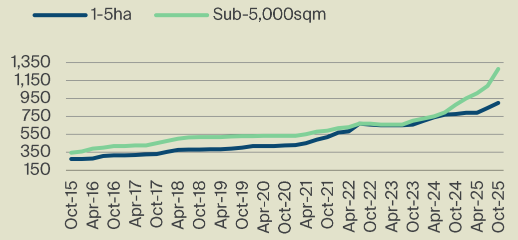
- Vacancy fell 21,623sqm over the quarter, to a rate of 4.4%, down 62bps q/q, marking the first quarterly decrease since the start of the year. Prime vacancy in the Trade Coast fell 75bps to 3.9%, comprising of existing stock at a rate of 1.5% (down 48bps) and speculative availability at 2.3% (down 27bps). Existing secondary vacancy is higher at 5.0%.
- Quarterly take-up rose to 59,355sqm, though RTM was 27% lower y/y after a softer start to the year. Activity was focused on existing stock, including Cargo Transport Systems (10,000sqm at 7 Litsea St, Brisbane Airport) and multiple deals at 448 Nudgee Rd, Hendra.
- Prime rents grew 1.5% in Q3 to $209/sqm, up 7.2% y/y. Secondary rents were stable at $177/sqm, up 7% y/y. Incentives continued to rise as landlords sought to preserve higher face rents.
- Land values remained under strong upward pressure amid scarce supply. Sub-5,000sqm lots rose 17.4% q/q and 45.5% y/y, while 1–5ha sites increased 16.3% y/y.
- Prime yields firmed by 24bps in Q3 (down 31 bps y/y); secondary yields tightened 22 bps to 6.17% (down 46 bps y/y).

TradeCoast Rents
$/sqm net face



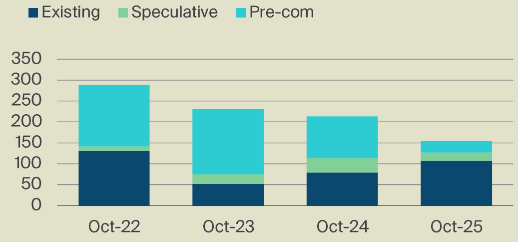
Source: Knight Frank Research

TradeCoast Land Values
$/sqm site



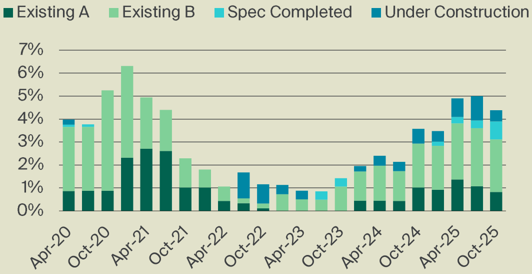
Source: Knight Frank Research

TradeCoast Leasing Take-up
'000sqm by type, RTM



Source: Knight Frank Research

Trade Coast Vacancy
% vacancy by type



Source: Knight Frank Research

North & Greater North

Vacancy remains concentrated in speculative space with no prime assets of scale currently available

▼ **33k**

Sqm RTM leasing take-up, down 49% y/y

▼ **4.7%**

Vacancy down 44bps q/q; 151bps higher y/y

▲ **11.7%**

Y/Y prime face rental growth to $182/sqm net

▲ **100k**

Sqm new supply forecast for 2025

▲ **13.5%**

Incentives up 100bps in Q3; 100bps higher y/y

▼ **5.8%**

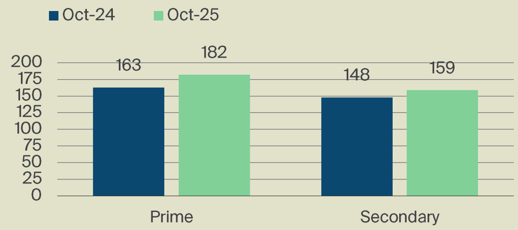
Prime yield down 15bps in Q3; 38bps lower y/y

KEY TRENDS

- Vacancy in Brisbane's North fell 7,760 sqm in Q3 to 4.7%, with availability remaining limited across the precinct. Vacancy is dominated by speculative stock (75%), with the balance in secondary. Prime existing options are scarce, mostly <3,000 sqm.
- RTM leasing take up is down 49% y/y in Q3 amid subdued activity, with most transactions involving smaller deals under 3,000 sqm.
- Rental growth continued in Q3, with prime up 3.4% q/q and 11.7% y/y, and secondary up 2.6% q/q and 7.4% y/y. Prime incentives rose 100 bps to 13.5% (also 100 bps higher y/y), while secondary held at 10%, down 250 bps y/y
- Land value appreciation remains strong in the northern precincts with lots under 5,000sqm up 29.2% y/y at $840/sqm and 1-5ha lots averaging $705/sqm, up by 22.6% over the year.
- Prime yields tightened in Q3, falling 15 bps over the year to 5.80%, while secondary yields also tightening by 23bps to 6.40%, 88 bps sharper y/y.

North & Greater North Rents

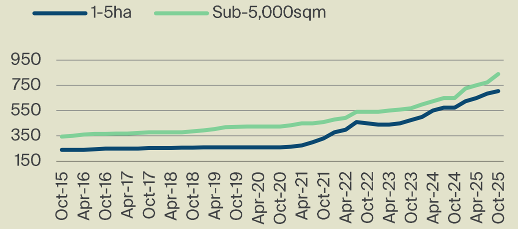
$/sqm net face



Source: Knight Frank Research

North & Greater North Land Values

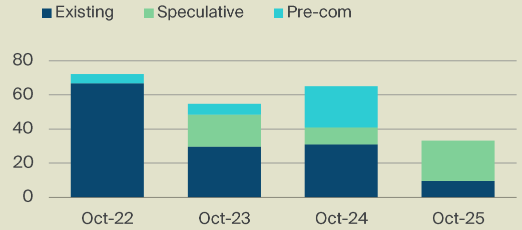
$/sqm site



Source: Knight Frank Research

North Leasing Take-up

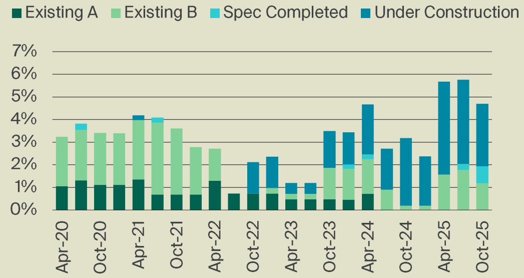
'000sqm by type, RTM



Source: Knight Frank Research

North & Greater North Vacancy

% vacancy by type



Source: Knight Frank Research

Data Digest

Prime Grade: Asset with modern design, good condition & utility with an office component 10-30%. Located in an established industrial precinct with good access.

Secondary Grade: Asset with an older design, in reasonable/poor condition, inferior to prime stock, with an office component between 10-20%.

Take-up: For the purposes of this vacancy report take-up represents only the absorption of existing assets or speculative developments, it excludes pre-commitments or D&C agreements.

Vacancy Methodology:

This analysis collects and tabulates data detailing vacancies (3,000m^2+) within industrial properties across all of the Brisbane Industrial Property Market. The buildings are categorised into 1) Existing Buildings – existing buildings for lease. 2) Speculative Buildings – buildings for lease which have been speculatively constructed and although have reached practical completion, still remain vacant. 3) Spec. Under Construction – buildings for lease which are being speculatively constructed and will be available for occupation within 12 months.

We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.

Research & Consulting
Jennelle Wilson
+61 7 3246 8830
Jennelle.Wilson@au.knightfrank.com

Industrial Logistics
Mark Clifford
+61 7 3246 8888
Mark.Clifford@au.knightfrank.com

Research & Consulting
Wade Leofa
+61 7 3516 8816
Wade.leofa@au.knightfrank.com

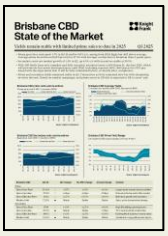
Valuations
Tom Hadfield
+61 7 31936822
Tom.Hadfield@qld.knightfrankval.com.au

Research & Consulting
Ben Burston
+61 2 9036 6756
Ben.Burston@au.knightfrank.com

Industrial Investments, QLD
Elliot Ryan
+61 7 3246 8828
elliot.ryan@au.knightfrank.com

Recent Research

Brisbane Industrial State of the Market Q3-25



BBrisbane CBD State of the Market Q3-2025

Brisbane CBD Office Market Report September-2025

Brisbane PCA Office Statistics August-2025

Queensland Population Growth update June 2025

Leading Indicators Oct-2025