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Rare opportunity to secure a spot in Brisbane's industrial heartland *Land at Archerfield Airport made available for development*

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Part of the Archerfield Airport site in Brisbane's south is being made available for industrial development, creating a rare opportunity for businesses to secure a spot in the city's traditional industrial heartland.

Twenty-four hectares of land on the northwestern boundary of the airport, situated around 11 kilometres southwest of the Brisbane CBD, has been masterplanned for industrial use and is being transformed into what will be known as TRANSITION Archerfield Logistics Estate.

Works have already started on the development, which is part of the Archerfield Airport Corporation's long-term plans to rejuvenate an underutilized part of the airport. Under the current and previous Airport Master Plans, the 24 hectares of land is zoned General Industry and earmarked for future aviation and non-aviation development.

On behalf of the Archerfield Airport Corporation, joint agents Colliers International and Raine & Horne Commercial are marketing the TRANSITION development, in which land and industrial facilities will be available for lease. It has been described as a "unique and very rare offering".

"It is well known that industrial land in Brisbane is running out, particularly in the coveted Golden Triangle, which essentially covers the area in and on the three main transport routes of the Logan Motorway, the Ipswich Motorway and Beaudesert Road on the city's southside," said Troy Whalan, Colliers International Industrial Director.

"This region is sought after because it is a transport infrastructure-rich corridor, positioned near major roads that provide excellent access to both Melbourne and Sydney, as well as to the Brisbane CBD and the Port of Brisbane.

"Within the Golden Triangle Archerfield is at the peak, located closest to the CBD, and consequently it is one of the most sought-after industrial areas in Brisbane. But just like everywhere else in the Golden Triangle, quality industrial land in the suburb is hard to come by, particularly in large parcels.

“This is why TRANSITION is so unique – not only is it making land available in the middle of Brisbane’s industrial CBD, it is also making big chunks of land available to industrial users, and this is something that is not available anywhere else this close to the city. This kind of opportunity will not come up again – this is virtually the last chance for industrial users to secure a spot in this area.”

TRANSITION can facilitate industrial building requirements from 5000sq m to 80,000sq m and industrial users will have the opportunity to extend their initial facility down the track to accommodate their increasing requirements.

One of the points of difference for TRANSITION is that the developers behind it, Archerfield Airport Corporation, are planning to hold the land for the long-term, rather than develop and sell. With development managers Hansen Yuncken, it will build facilities for industrial users on lease terms generally ranging between 10 and 15 years. The subsequent cash flow will underwrite much needed renewal and development of aviation facilities on the airport itself.

Nick Comino, Raine & Horne Commercial Brisbane Southside principal, said as well as accommodating the needs of businesses already in the area, the large parcels of land available in TRANSITION would give larger distribution businesses the opportunity to come back into the Brisbane metropolitan area, after being forced to relocate to areas further south, or alternatively to areas such as Yatala in the east or Ipswich in the west, to accommodate their requirements.

“Archerfield is a strategic location for businesses in respect of both logistics and amenity,” he said. “It is the traditional heartland for industrial users and especially those in distribution.

“Situated just off the Ipswich Motorway on Boundary Road, TRANSITION offers convenient access to all areas of Brisbane, the Sunshine Coast and the Gold Coast. In addition, significantly the major inland rail terminal at Acacia Ridge is only 1.5 kilometres from the estate via Kerry Road.”

As a masterplanned estate TRANSITION is aimed at being ‘green’ and incorporates features such as large setbacks and facilities to cater for businesses like aeronautical parts storage and manufacturing, warehousing and logistics.

It is a flood-free site that also has no boundaries to residential zones enabling 24/7 operations for industrial occupiers.

Archerfield Airport was opened as Brisbane’s main airport in 1931 and is still in operation, being the major general aviation airport for Queensland. It now has 71 hangars and 82 other buildings with various uses, over 200 fixed wing aircraft and around 95 businesses operating from it, employing hundreds of people.

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Overall, the Archerfield Airport site covers around 257 hectares, with more than 75 hectares of undeveloped land available for both aviation and non-aviation uses.

Small parcels of land on the site have already been developed for industrial use, but the land being made available for TRANSITION is the first major industrial development on the property.

TRANSITION will deliver a new business community which will contribute to the economic growth of the region. It is estimated that the current masterplanned estate would facilitate the creation of 800 to 1000 employment opportunities as well as generating approximately 735 roles during the development phase of the project.

According to Archerfield Airport Corporation, the decision to choose Hansen Yuncken as development managers for TRANSITION was that their core business values aligned with the strategic direction of Archerfield Airport Corporation.

“We feel that their involvement adds significantly to the success of the project,” Corrie Metz, Airport General Manager said.

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