



Rare Central Infill Opportunity | Brisbane's Industrial Heartland | Unbeatable Transport Links



E COMMERCE



LOGISTICS



COLD STORE



AEROSPACE



MANUFACTURING

Position your business for success.

To truly succeed, your business needs a great location. One that offers great access to key transport links, one that positions you smack bang in the middle of Brisbane's traditional industrial heartland, and one that allows you to attract top quality staff from nearby, well-established residential suburbs. You'll find it all at *Transition - Archerfield Logistics Estate*.

Transition provides a wide range of flood free sites to accommodate buildings from 2,500 sqm to 50,000 sqm GFA and up to 50 metres in height.

We will design and deliver your building to meet your operational needs and can provide expansion land to future proof your decision.

Prior approvals provide unrestricted use for 24/7 operations and 30 metre A & B-Double Higher Mass Limits (HML) vehicles, reducing operational costs by up to 30%.

The estate is ideal for "last mile", logistics, cold store, aerospace and manufacturing businesses.

Transition is **the last** premium large-scale distribution location within 11kms of the Brisbane CBD. It is a unique infill opportunity preserved as part of Archerfield Airport and is now being released. You won't find a better location for your business.



 **Transition**
archerfield logistics estate

DISTANCES TO:

ACACIA RIDGE INTERMODAL

FREIGHT TERMINAL

BRISBANE MARKETS

BRISBANE CBD

PORT OF BRISBANE

IPSWICH

GOLD COAST

2.5KM

3KM

11KM

25KM

24KM

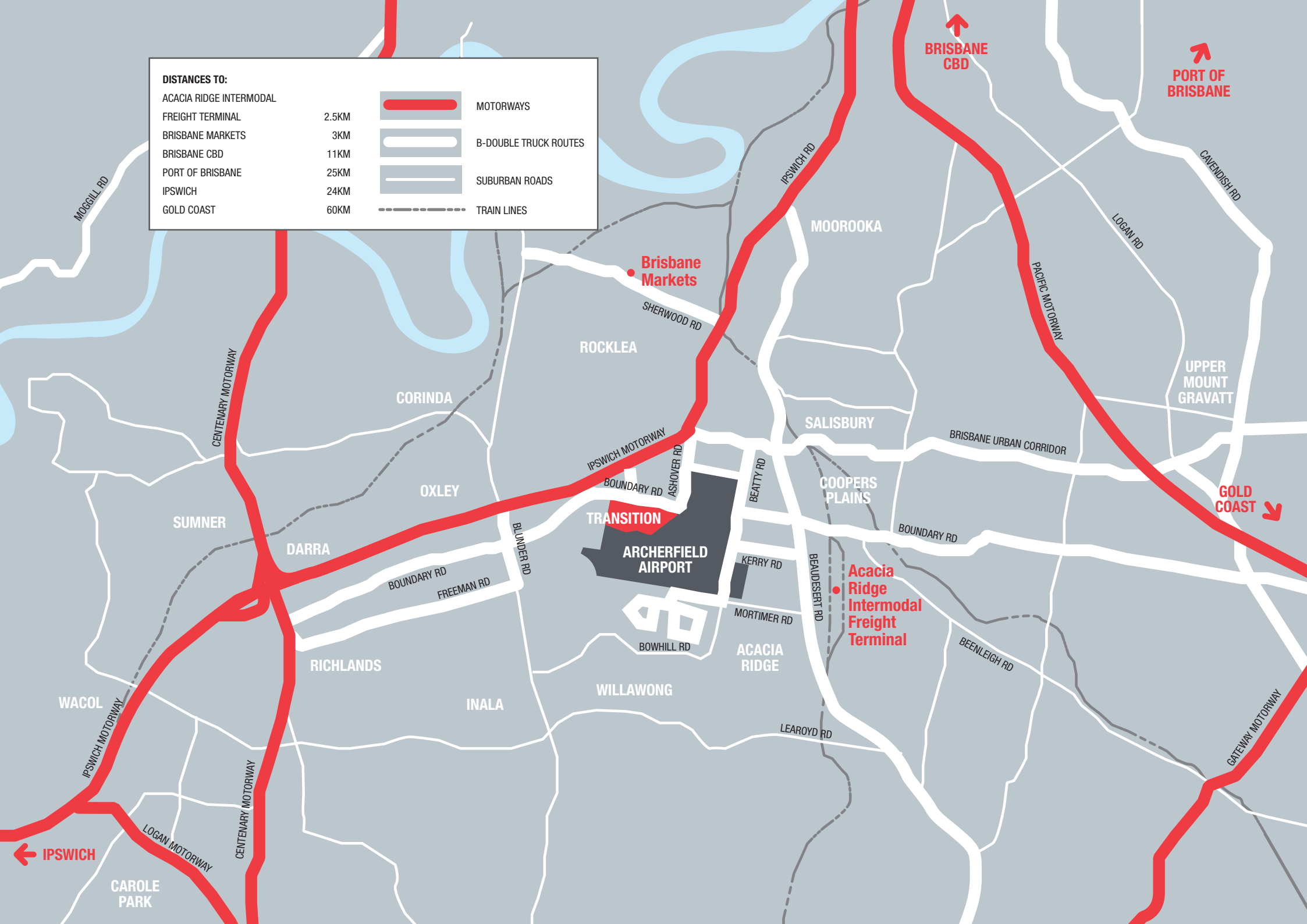
60KM

MOTORWAYS

B-DOUBLE TRUCK ROUTES

SUBURBAN ROADS

TRAIN LINES



What every business needs: a great location.

Transition – located on Archerfield Airport in the heart of Brisbane's South West Industrial Gateway.

Archerfield's proximity to the Brisbane CBD, excellent road and intermodal rail infrastructure, as well as significant nearby suburban populations, have made it a very attractive location for a range of industrial users for generations.

Within 20 minutes drive

750,000 residents

83,000 businesses

Road

Access on and off the Ipswich Motorway is at your doorstep. This provides swift toll-free road links to other major highways and also the Brisbane CBD.

Rail

Queensland's most significant rail terminal, Acacia Ridge Intermodal Freight Terminal, is just 2.5kms away. This facility supports the efficient transport of containers for distribution to interstate locations and the Port of Brisbane for international markets.

Air

Being located adjacent the airport's main runway, *Transition* provides unparalleled efficiencies for urgent parts deliveries or executive travel between interstate and intrastate offices.

Brisbane Markets

Located just 3kms away, the Brisbane Produce Market is Queensland's only central market and the most important centre in the State for marketing and distribution of wholesale fresh fruit and vegetables.

This convenient site brings all of South-East Queensland within easy reach via B-Double routes. The close proximity to major sea port and rail freight terminals puts all of Australia, and indeed the world, at your doorstep.



IPSWICH MWY

BRISBANE
MARKETS

BRISBANE CBD

BRISBANE
URBAN
CORRIDOR

ARCHERFIELD
AIRPORT

BRISBANE
AIRPORT

PORT OF
BRISBANE

PACIFIC MWY

ACACIA RIDGE
INTERMODAL
FREIGHT
TERMINAL

 **Transition**
archerfield logistics estate

Transition your business for the future.

Positioning your business at *Transition* will put Brisbane's fast-growing population on your doorstep. With an allowable building height of up to 50m, the site is ideal for high bay automation and e-commerce deliveries.

Technology

Transition offers access to a range of world's best practice IT services including optical fibre networks allowing rapid connection to world markets.

Round-the-clock operations

Situated in the middle of Brisbane's industrial heartland, *Transition* allows your business to operate 24/7.

Connectivity

Three toll-free motorways within 10 minutes along with 30 metre A & B-Double HML vehicle approval, provides unparalleled operational efficiencies for your business well into the future.

🔗 \$400M upgrade to Ipswich Motorway due for completion in 2020.

🔗 \$10B investment in Inland Rail linking Melbourne directly to Acacia Ridge Intermodal Freight Terminal.





Give your business a competitive edge with these great transport links.

At **Transition** your business will have unbeatable access to key road, rail, air & sealinks, including:



ARCHERFIELD AIRPORT

Right at your fingertips for executive travel and urgent parts deliveries.



BRISBANE DOMESTIC / INTERNATIONAL AIRPORT & THE PORT OF BRISBANE

Less than 30 minutes away.



ACACIA RIDGE INTERMODAL FREIGHT TERMINAL

Just 2.5km away, providing you with an easy connection to Australia's rail network and the Port of Brisbane.



MAJOR ROAD LINKS

Three toll-free motorways (Ipswich, Pacific, Centenary) along with the Logan Motorway and Brisbane Urban Corridor are all within easy reach.



30 METRE A&B-DOUBLE HML VEHICLES

Approvals in place for PBS 2B vehicles up to 85 tonnes significantly reducing costs and maximising operational efficiencies.





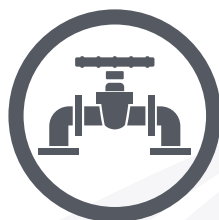
Buildings designed with truckloads of options.

Transition has partnered with a “best in class” building contractor to design and construct operationally efficient buildings to suit your needs.



NBN

Internal fibre optic network to your door, with redundancy options available.



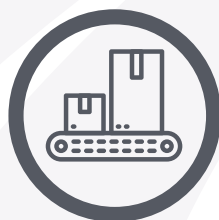
GAS

Connection to high pressure gas main available.



GREEN STAR

Ecologically Sustainability Development with Green Star certification available.



ASRS

Automatic Storage and Retrieval Systems solutions available.



BMS

Building Management Systems to maintain operational efficiencies.



FIRE

Centralised estate fire system to reduce operational expense and land requirements.

FOOD

THE OX, OXLEY TAVERN
BP TRUCKERS DINER
MCDONALDS
HUNGRY JACKS
SUBWAY
BIG CHARCOAL CHICKEN



SHOPPING

SUNNYBANK PLAZA
OXLEY HOMEMAKER CITY
RICHLANDS PLAZA
ACACIA MARKETPLACE



SCHOOLS

ACACIA RIDGE STATE SCHOOL
ST AIDAN'S
SAINT JOSEPH'S
OXLEY STATE SCHOOL
ST THOMAS COLLEGE
CORINDA STATE SCHOOL



CHILDCARE

GOOD START OXLEY
LITTLE TEDS
ST BRENDAN'S
C&K SALISBURY



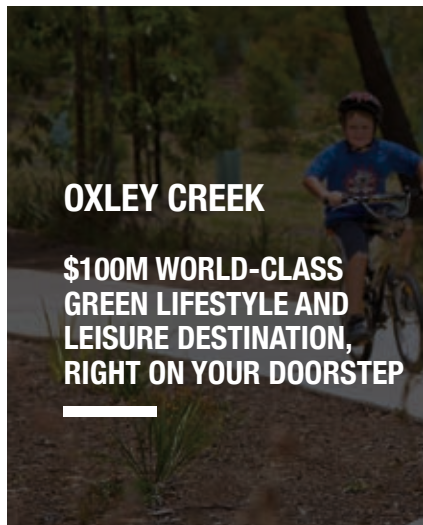
FITNESS

OXLEY FITNESS 24/7
VALHALLA STRENGTH & FITNESS



OXLEY CREEK

\$100M WORLD-CLASS
GREEN LIFESTYLE AND
LEISURE DESTINATION,
RIGHT ON YOUR DOORSTEP



What's nearby: schools, shopping and more.

Transition - Archerfield Logistics Estate, everything you and your employees need is within close reach:



BP TRUCK SERVICE STATION

Adjoining the estate on the corner of Boundary Road and Beaufigther Avenue. Includes an on-site restaurant.



SHOPPING CENTRES

Acacia Marketplace and Oxley Homemaker City are located nearby.



SCHOOLS

A selection of both public and private schools are within close proximity.



CHILDCARE

A wide variety of childcare operators are located within a few minutes' drive.



OXLEY CREEK TRANSFORMATION

Brisbane City Council has committed \$100 million over 20 years to transform Oxley Creek into a world-class green lifestyle and leisure destination. The project, on the doorstep to *Transition*, includes new cycleways and walkways alongside the creek linking Larapinta through to the Brisbane River at Tennyson, as well as works to improve overland flow, water quality and animal habitat.



Boundary Road

bp

Beaughton Avenue

DETENTION AND
BIORETENTION BASIN

563
WAREHOUSE
10,040m²
OFFICE
500m²

562
WAREHOUSE
5,620m²
OFFICE
250m²

561
WAREHOUSE
5,585m²
OFFICE
200m²

560
WAREHOUSE
5,700m²
OFFICE
250m²

580
WAREHOUSE 7,500m²
OFFICE 500m²

New Road

564
WAREHOUSE 5,250m²
OFFICE 250m²

572
WAREHOUSE
5,500m²
OFFICE
250m²

571
WAREHOUSE
5,500m²
OFFICE
250m²

570
WAREHOUSE 2,720m²
OFFICE 200m²

576
WAREHOUSE 2,720m²
OFFICE 250m²

STAGE 2

568
WAREHOUSE
5,000m²
OFFICE
200m²

567
WAREHOUSE
5,000m²
OFFICE
250m²

565
WAREHOUSE 4,090m²
OFFICE 250m²

566
WAREHOUSE 4,090m²
OFFICE 250m²

573
WAREHOUSE
2,500m²
OFFICE
250m²

574
WAREHOUSE
2,500m²
OFFICE
200m²

575
WAREHOUSE 5,185m²
OFFICE 250m²

581
WAREHOUSE 3,250m²
OFFICE 250m²

Wirraway Avenue

Transition Drive

Archerfield
Airport

Flexibility to suit individual requirements.
Site layout indicative only.

The flexibility your business needs, the location you desire.

Transition is set to become one of Australia's premier industrial estates.
Here's how your business could benefit from being located at one of our sites:



OUTSTANDING TRANSPORT LINKS

Your business will have convenient access to major rail, toll-free roads, sea and air links.



ACCESS TO GROWTH CORRIDORS

You'll be positioned right in the middle of Brisbane's traditional industrial heartland and near some of Brisbane's fastest growing residential areas.



24/7 OPERATIONS

With no noise restrictions, you'll have the freedom to operate 24/7 with up to 85 tonne A & B-Double HML vehicles.



FLOOD-FREE SPACE

All sites are located above the 2011 flood level.



FLEXIBLE LEASING OPTIONS

Purpose built facilities from 2,500 sqm to 50,000 sqm GFA and up to 50 metres in height with additional expansion land available to future proof your operations.



Secure your space - Act now!

Call us today to secure your spot in this prime industrial development and *Transition* your business for unparalleled operational efficiencies and future success.

Raine & Horne
Commercial



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