



Information Memorandum

INDUSTRIAL | LOGISTICS | COLD STORAGE

A PREMIUM LOGISTICS DESTINATION IN BRISBANE'S INNER SOUTH



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 5,000 sqm to 25,000 sqm GFA and up to 50 metres in height.

We will design and deliver your building to meet your operational needs.

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.



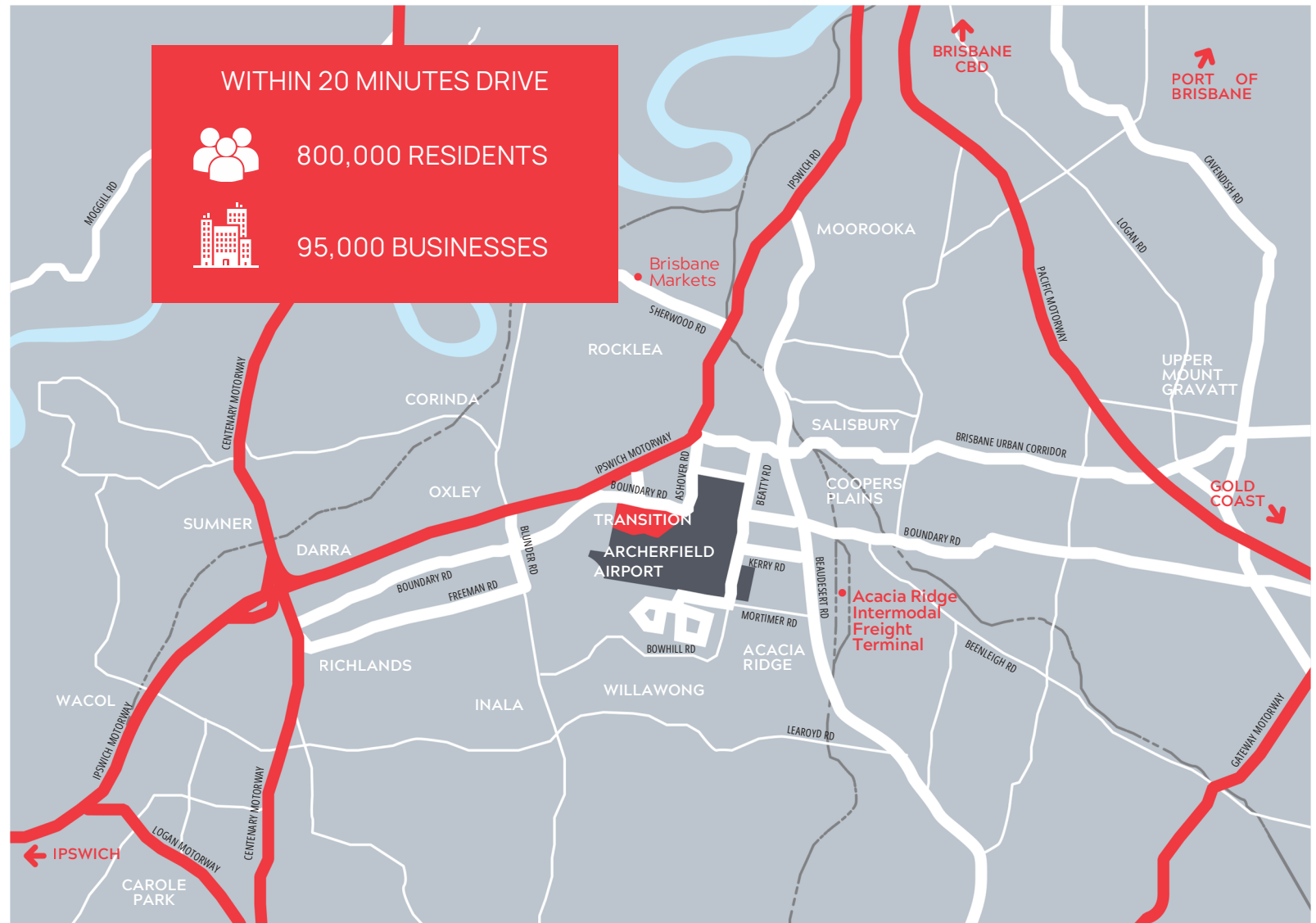
"...from the very beginning, their team demonstrated a strong commitment to addressing all our queries and concerns with remarkable promptness and professionalism. Their attention to detail throughout the negotiation process ensured that every aspect of the lease was thoroughly discussed and tailored to meet our needs. The entire experience was transparent and efficient, and their proactive approach made it clear that they truly value their tenants..."

GREG JOHNSON - CHIEF COMMERCIAL OFFICER
FULCRUM SUSPENSION
21 JANUARY 2025

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.



ROAD

Direct Ipswich Motorway access.



RAIL

2.5km to Acacia Ridge Intermodal.



AIR

Adjacent to Archerfield Airport.



BRISBANE MARKETS

3km to Brisbane Markets.

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:

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.

ARCHERFIELD AIRPORT

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

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.

BRISBANE DOMESTIC / INTERNATIONAL AIRPORT & THE PORT OF BRISBANE

Less than 30 minutes away.

MAJOR ROAD LINKS

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



Strategically located for everyday convenience

Transition Estate is positioned in the heart of Brisbane's strategic southside industrial precinct, just moments from Archerfield Airport and key transport networks.

Surrounded by essential amenities and strong connectivity the location supports efficient operations and convenience for your team and customers.



Cafes & Restaurants



Groceries & Retail



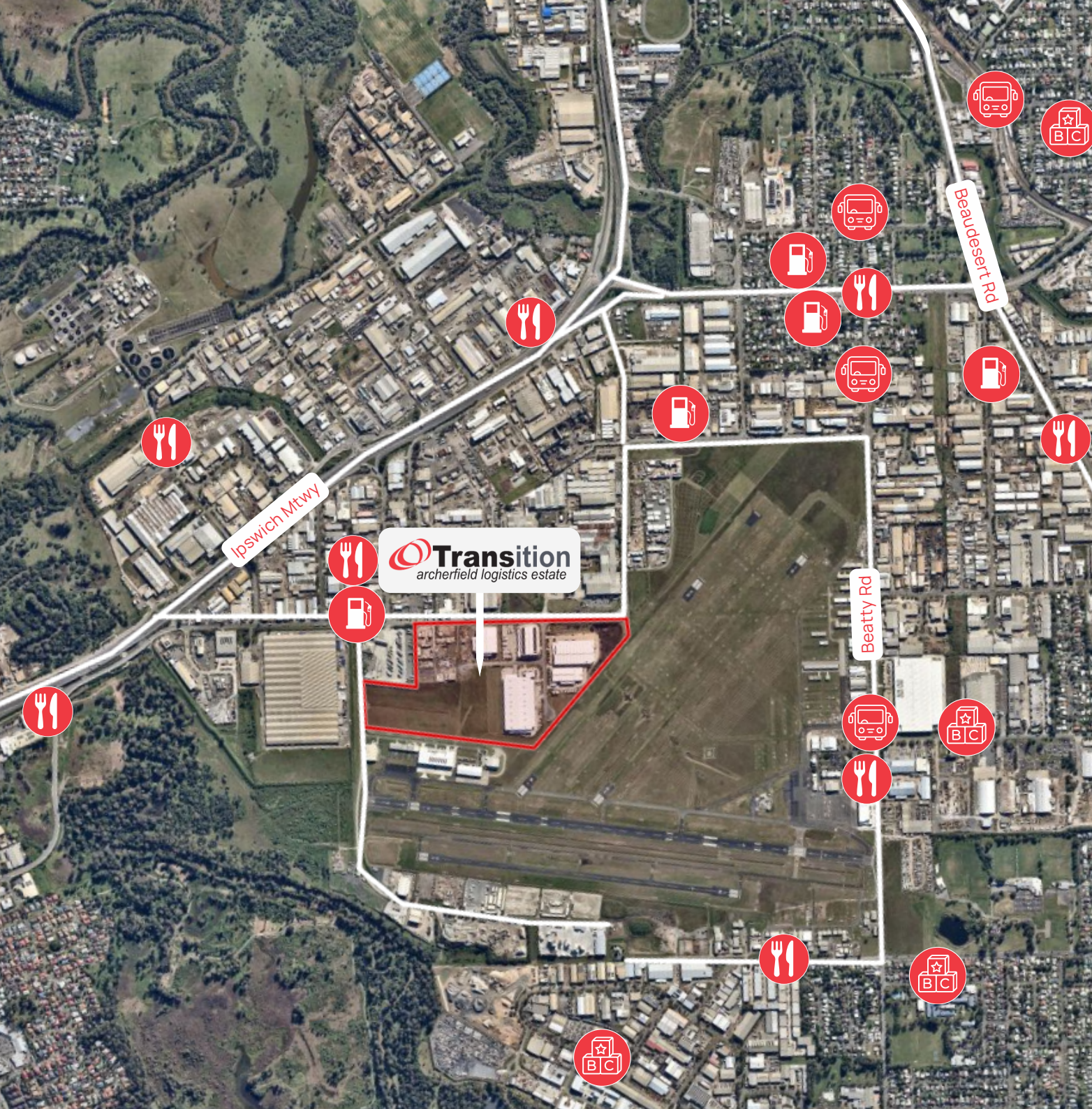
Childcare & Schools



Public Transport



Fuel



Transition
archerfield logistics estate

Development showcase



SLR Trans

Site 560, Transition Estate

5,605sqm

Purpose built cold storage distribution facility



Allied Express

Site 570, Transition Estate

16,890sqm

Purpose built warehouse & office space for parcel distribution



FULCRUM & DBC

Site 580, Transition Estate

Tenancy A: 5042sqm

Tenancy B: 4351sqm

Total Size: 9393sqm

Dual tenancy warehouse and office facility



Life Flight

Site 409, Wirraway Ave

4,933sqm

Purpose built specialist aircraft maintenance, engineering and operational support facility

Estate master plan

Transition Estate is a master-planned industrial estate offering the scale and flexibility to create purpose-built facilities tailored to your operational requirements. Flexible design and tenancy options provide the capacity to support your business today while accommodating future expansion and long-term growth.



FLY THROUGH
THE ESTATE

Layouts are indicative and flexible.

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.

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