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Savills Research  
Queensland

# Quarter Times **Brisbane Industrial**

Q4/2016



## Key Market Indicators

### Northside

	Prime		Secondary	
	Low	High	Low	High
Rental Net Face (\$/sq m)	110	130	65	100
Yield - Market (%)	6.75	7.50	8.25	9.75
IRR (%)	8.50	9.00	9.25	10.00
Outgoings - Total (\$/sq m)	20	25	15	20
Capital Values (\$/sq m)	1,450	1,950	750	1,250
Land Values 3,000-5,000sq m (\$/sq m)	275 – 350			

Source: Savills Research.

### TradeCoast

	Prime		Secondary	
	Low	High	Low	High
Rental Net Face (\$/sq m)	115	150	90	110
Yield - Market (%)	6.50	7.50	8.00	9.25
IRR (%)	8.25	8.75	9.00	9.75
Outgoings - Total (\$/sq m)	22	28	17	23
Capital Values (\$/sq m)	1,500	2,250	975	1,400
Land Values 3,000-5,000sq m (\$/sq m)	400-450			

Source: Savills Research.

### Southside

	Prime		Secondary	
	Low	High	Low	High
Rental Net Face (\$/sq m)	105	130	65	90
Yield - Market (%)	6.75	7.50	8.50	9.50
IRR (%)	8.50	9.00	9.25	10.00
Outgoings - Total (\$/sq m)	20	25	15	20
Capital Values (\$/sq m)	1,400	1,950	700	1,250
Land Values 3,000-5,000sq m (\$/sq m)	250 – 315			

Source: Savills Research.

### Gold Coast / Logan Corridor

	Prime		Secondary	
	Low	High	Low	High
Rental Net Face (\$/sq m)	100	125	70	95
Yield Market (%)	6.75	7.50	8.75	9.50
IRR (%)	8.50	9.25	9.50	10.00
Outgoings - Total (\$/sq m)	15	25	15	20
Capital Value (\$/sq m)	1,400	1,900	750	1,250
Land Value 3,000-5,000 (\$/sq m)	225 - 300			

Source: Savills Research.

**Ipswich**

	Prime		Secondary	
	Low	High	Low	High
Rental Net Face (\$/sq m)	95	115	50	85
Yield - Market (%)	6.75	7.75	9.25	10.00
IRR (%)	8.75	9.50	10.00	11.00
Outgoings - Total (\$/sq m)	15	20	15	20
Capital Values (\$/sq m)	1,250	1,700	550	1,000
Land Values 3,000-5,000sq m (\$/sq m)	175 – 230			

Source: Savills Research.

**Sunshine Coast**

	Prime		Secondary	
	Low	High	Low	High
Rental Net Face (\$/sq m)	105	120	95	110
Yield - Market (%)	7.40	8.00	7.75	9.00
IRR (%)	na	na	na	na
Outgoings - Total (\$/sq m)	15	25	15	30
Capital Values (\$/sq m)	1,300	1,650	1,100	1,450
Land Values 3,000-5,000sq m (\$/sq m)	150 - 310			

Source: Savills Research.

**Major Leasing Activity****Select Brisbane Industrial Existing Facilities**

Date	Property	GLA (sq m)	Rent (\$/sq m)	Tenant
Oct-16	185 Lavarack Ave, Eagle Farm	1,770	125	Fitout Glass & Aluminium
Oct-16	95 Corymbia Pl, Parkinson	2,060	113	PGG Wrightson Seeds
Oct-16	39 Resource St, Parkinson	4,810	105	Transport Management Solutions
Nov-16	30 Bernoulli St, Darra	2,800	100	Dy-Mark (Aust)
Dec-16	28 Weyba St, Banyo	1,760	ND	Suez Recycling & Recovery
Dec-16	35 Suscatand St, Rocklea	1,892	ND*	Quinns Truck Services
Dec-16	Building 2, 63 Burnside Rd, Stapylton	3,075	95	Pearl Global
Dec-16	Building 20, 63 Burnside Rd, Stapylton	3,780	ND	Knotwood
Dec-16	11-19 Kellar Dr, Berrinba	7,412	115"	DHL Excel Supply Chain (Australia)
Dec-16	Lot 306, Schneider Rd, Eagle Farm	20,000	15	Boral Resources

Source: Savills Research. \*Sublease, "Renewal, ND – not disclosed

## Major Sales Activity

### Select Brisbane Industrial Investment Sales

Date	Property	Price (\$m)	GLA (sq m)	\$/sq m	Yield (%)
Oct-16	166 Benjamin Pl, Lytton	3.35	1,530	2,190	9.49
Oct-16	37-41 Commercial Dr, Shailer Park	4.13	2,919	1,415	8.10
Oct-16	39 Harvey St, Eagle Farm	5.10	1,626	3,137	8.63
Oct-16	39 Resource St, Parkinson	6.93	4,810	1,440	7.29
Oct-16	1801 Ipswich Rd & 35 Suscatand St, Rocklea	18.65	9,344	1,996	9.90
Oct-16	461-473 Newman Rd & 166 Granite St, Geebung	24.54	14,518	1,690	7.02
Nov-16	59 Export St, Lytton	3.66	1,996	1,831	7.44
Nov-16	32/166 Boundary Rd, Rocklea	6.00	2,323	2,583	ND
Dec-16	28 Weyba St, Banyo	3.90	1,760	2,216	6.00
Dec-16	36 Fulcrum St, Richlands	18.00	8,217	2,191	7.50

Source: Savills Research. ND – not disclosed

### Select Brisbane Industrial Vacant Possession

Date	Property	Price (\$m)	GLA (sq m)	\$/sq m
Oct-16	35 Alexandra Pl, Murarrie	4.50	3,300	1,364
Nov-16	4 & 6 Quindus St, Beenleigh	3.90	4,218	925
Nov-16	32 Murdoch Cct, Acacia Ridge	6.50	5,164	1,259

Source: Savills Research.

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