



VPE

VIRGINIA PARK ESTATE

153 ST VINCENTS ROAD | VIRGINIA | QLD

RayWhite.

savills

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Shaw Harrison

+61 (0) 488 999 889

+61 (0) 7 3002 8929

sharrison@savills.com.au



Andrew Doyle

+61 (0) 412 853 366

andrew.doyle@raywhite.com

Aaron Aleckson

+61 (0) 434 258 601

aaron.aleckson@raywhite.com



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EXECUTIVE SUMMARY

THE PROPERTY

153 St Vincents Road, Virginia

DESCRIPTION

On behalf of the Landholders, Savills and Ray White Commercial (QLD) are proud to offer this exciting opportunity to market for Lease for the first time in over 17 years. This prime located large industrial estate comprises of 9 character industrial buildings ranging from 2,304sqm to 3,358sqm.

The owners are underway with a full refurbishment throughout the estate whilst maintaining the bespoke heritage nature of the character timber framed warehouses. Tenants seeking creative work spaces, showrooms, craft breweries and product display centres are likely to have strong interest with the fashionable charm of these buildings.

Traditional warehouse and transport operations will be attracted to the sub \$100/sqm rental rate with small and large warehouse flexibility that can cater for custom sized tenancies from circa 1,200sqm and contiguous warehouses up to 9,307sqm. Offices can be tailored for specific requirements.

LOCATION

Virginia Park Estate is ideally located in the tightly held Northern Industrial precinct, between Sandgate Road and the Southern Cross Way, central to Northgate and Geebung. The physical address is 153 St Vincents Road and the corner of Blinzinger Road.

Staff are well catered for with the immediate public transport with council bus service and stations along St Vincents Road and train stations including Bindha station directly adjacent to the property and Banyo station only a short 5 min walk. Nearby amenity includes Banyo Woolworths and an abundance of local cafes, taverns and restaurants and close for a quick lunch 'drive' at Virginia Golf Club.

Connectivity to major road networks and infrastructure make this location very appealing with close se proximity to the Gateway Motorway and Bruce Highway interchanges. Centrally located 10 min direct access to the Brisbane Airport, 20 min to the Port of Brisbane and 15 min to Brisbane CBD.

CAR PARKS

81 existing line marked car parks onsite - *(ability to cater for additional parking with hardstand)

SERVICES

Standard services including water, power, sewerage and communications.

REAL PROPERTY DESCRIPTION


Lot 3 on RP179417

SITE AREA

9.22ha

AVAILABLE TENANCIES

TENANCY		AREA SQM*
Building 1 (Available)	(Leased)	3,353
Building 2 (Available)		2,516
Building 3A	(Leased)	1,368
Building 3B (Available)		1,152
Building 4	(Leased)	3,393
Building 5 (Available)		3,358
Building 6A	(Leased)	954
Building 6B (Available)	(Leased)	1,607
Building 7A	(Leased)	2,089
Building 7B (Available)		1,121
Building 8 (Available)		2,555
Building 9	(Leased)	10,274
Secured Hardstand		2,000 – 20,000

An aerial photograph showing a large industrial park with several large, white, rectangular warehouse-style buildings with blue roofs. The buildings are arranged in rows, separated by paved roads and parking lots. In the background, there are more industrial buildings and a residential area with houses and trees. The sky is clear and blue. A yellow arrow-shaped graphic is on the left side of the image. The text 'NINE FUNCTIONAL STANDALONE BUILDINGS RANGING FROM 2,304SQM - 3,358SQM' is overlaid in the top right corner. The word 'WARD' is partially visible in a yellow font at the bottom right.

**NINE FUNCTIONAL
STANDALONE
BUILDINGS
RANGING FROM
2,304SQM - 3,358SQM**

WARD



**CONNECTIVITY
TO MAJOR ROAD
NETWORKS AND
INFRASTRUCTURE
MAKE THIS
LOCATION VERY
APPEALING:**

**BRISBANE AIRPORT
10 MIN**

**BRISBANE CBD
15 MIN**

**PORT OF BRISBANE
20 MIN**

WPE



LEASE HIGHLIGHTS



FUNCTIONAL FACILITIES

- Flexible tenancy sizes 1,200 to 23,466sqm GFA
- Future proof your growth, with potential for tenants to expand
- Additional adjacent secured hardstand available from 2,000 to 20,000sqm
- Ability to install racks at generous racking ratio
- Office facilities individually catered to suit
- Covered all weather loading docks
- Fire sprinkler systems throughout



PRIME LOCATION

- Positioned in the centre of Inner Northern Brisbane, Virginia is the one the region's most well established industrial suburbs
- Located just off the busy Toombul Road, this site offers direct access to the Gateway Motorway, Sandgate road and Gympie Road



COMPETITIVE RENTAL

- Priced to lease, these facilities offer great value for growing business
- Attractive net rental from only \$50/sqm
- Affordable cost per pallet from only \$5.90 per month*



**CENTRALLY LOCATED
DISTRIBUTION HUB**

OUTLINE INDICATIVE ONLY

W P E



THE BUILDINGS

All buildings are of secure metal clad construction, built on a heavy rated concrete slab and offer between 6.3 - 6.6m minimum internal clearances which can cater for an excellent racking ratio of 0.9 per 1.0sqm with the ability to have racking installed for circa 2,304 pallet bays per 2,520sqm shed*.

Virginia Park Estate offers a flexible range of buildings and configurations, with many tenancies including fully covered all weather loading docks and breezeway access. The flexibility with the buildings allows for increased tenancy sizes under the same roof, allowing forecasted growth within the estate. The facility offers a large amount of hardstand that can be leased separately or adjacent to any particular building lease, ideal for transport and logistics companies needing to store trucks or stock in a secure compound.

(*subject to racking configuration installed).

**VIRGINIA PARK ESTATE
OFFERS A FLEXIBLE RANGE
OF BUILDINGS AND
CONFIGURATIONS.**

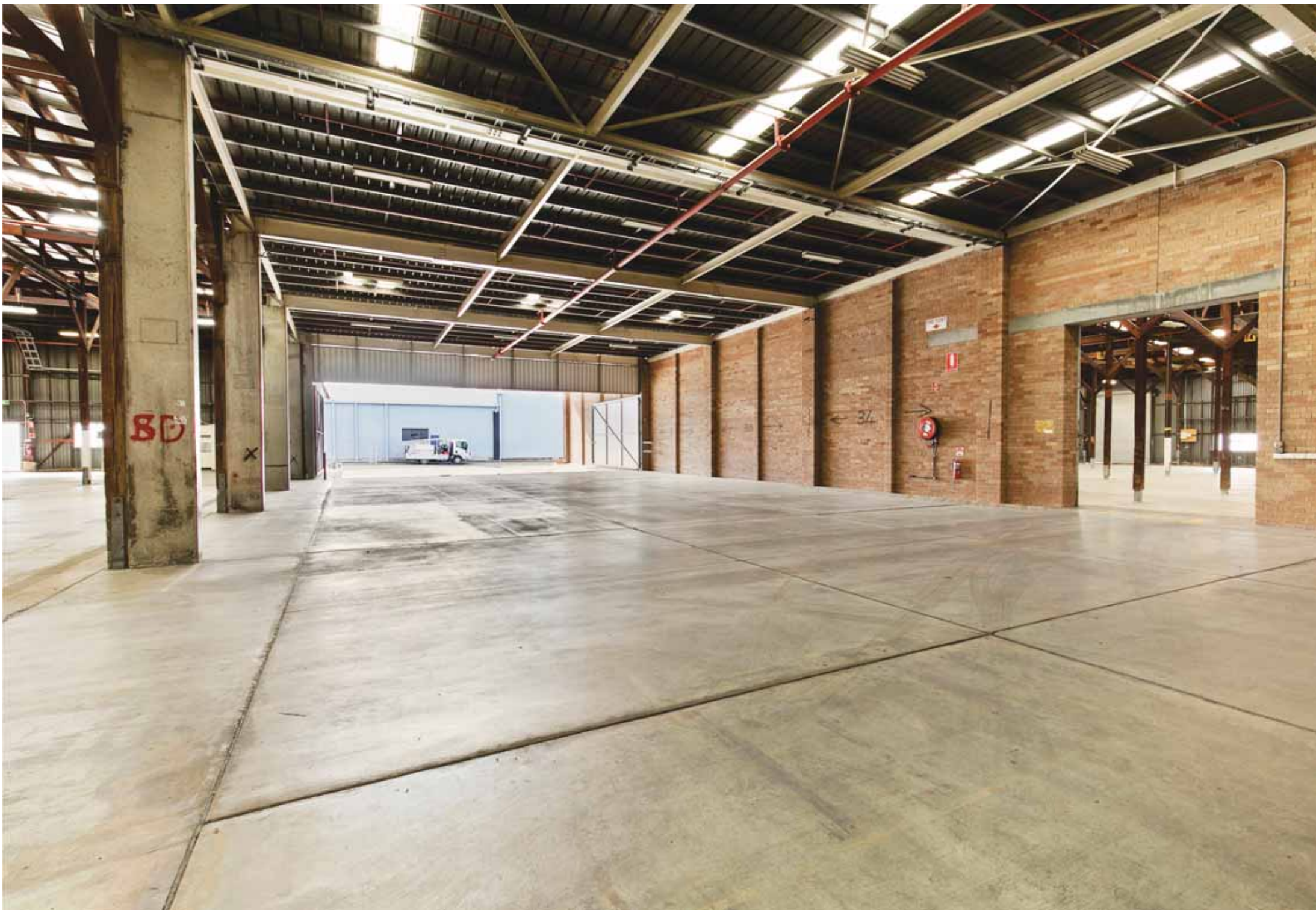
SCHEDULE OF AREAS & PRICING

BUILDING	GLA SQM*	\$/SQM NET	ANNUAL NET RENTAL
1	Warehouse: 3,353		----- Leased -----
2	Warehouse: 2,397 Office: 119	\$65	\$163,540
3A	Warehouse: 1,368		----- Leased -----
3B	Warehouse: 1,152	\$75	\$86,400
4	Warehouse: 3,393		----- Leased -----
5	Warehouse: 3,284 Office: 74	\$55	\$184,690
6A	Warehouse: 954		----- Leased -----
6B	Warehouse: 1,607		----- Leased -----
7A	Warehouse: 2,089		----- Leased -----
7B	Warehouse: 1,121	\$65	\$72,865
8	Warehouse: 2,555	\$60	\$153,300
9	Warehouse: 9,604 Office A: 365 Office B: 77		----- Leased -----
Outgoings		\$15	
Hardstand Areas		\$25	



**AFFORDABLE
WAREHOUSING
IN A PRIME
LOCATION**

V P E



CONCLUSION

Virginia Park Estate offers users the opportunity to secure a functional, well priced and well positioned facility only minutes from the Gateway Motorway. The charming character style buildings will be sought after by companies looking for that special new facility that provides that touch of something different.

Contact the Exclusive Marketing agents, Savills and Ray White today to arrange an inspection and secure your next building.



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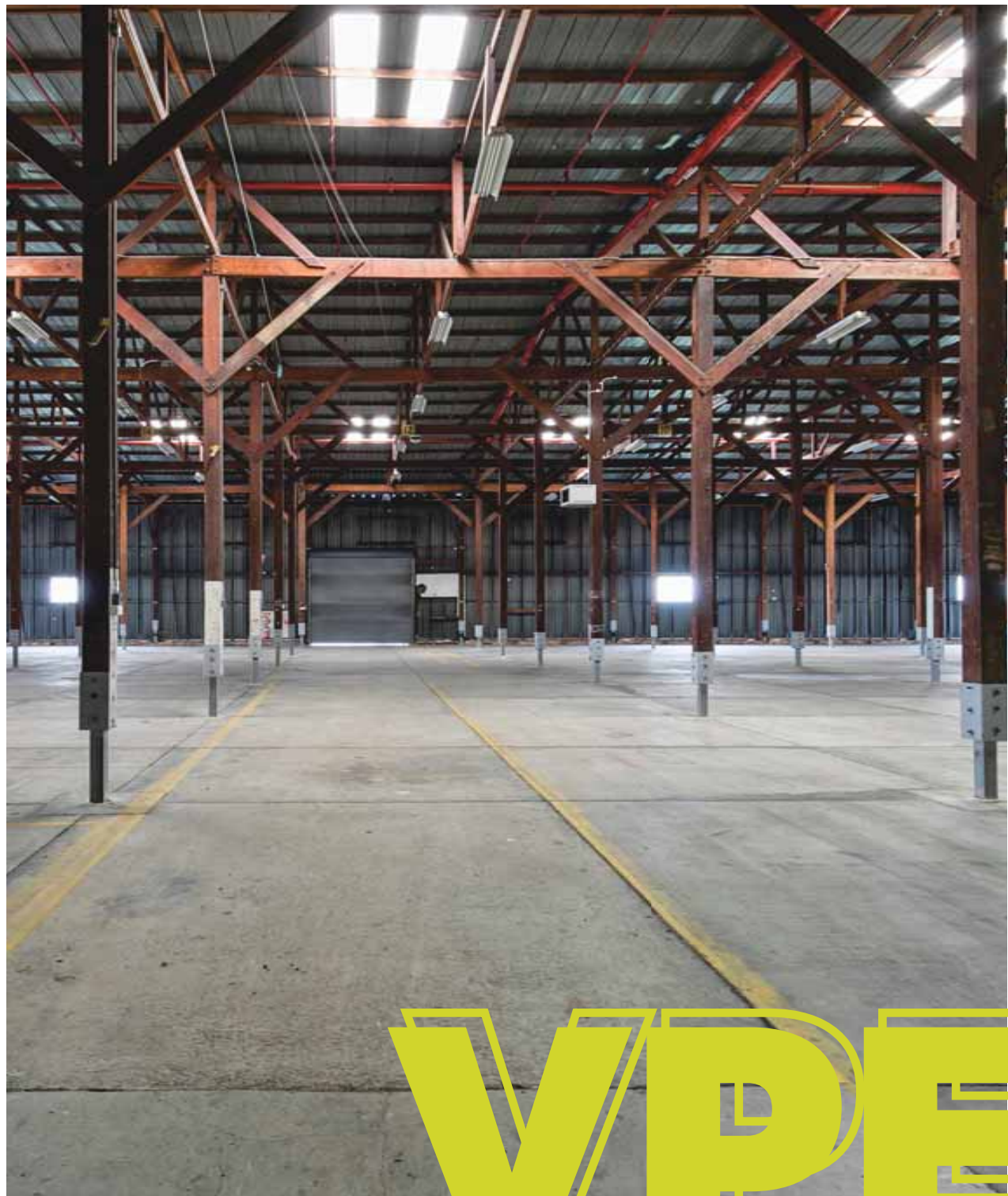
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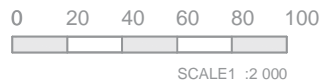
ANNEXURE

ST VINCENTS ROAD



Land Area	99,886 m ²
Warehouse 1	3,353 m ²
Warehouse 2	2,516 m ²
Warehouse 3A (Leased)	1,368 m ²
Warehouse 3B	1,152 m ²
Warehouse 4 (Leased)	3,393 m ²
Warehouse 5	3,358 m ²
Warehouse 6A (Leased)	954 m ²
Warehouse 6B	1,607 m ²
Warehouse 7A	2,089 m ²
Warehouse 7B	1,121 m ²
Warehouse 8	2,555 m ²
Warehouse 9 (Leased)	10,125 m ²
Total Building Area	33,591 m²

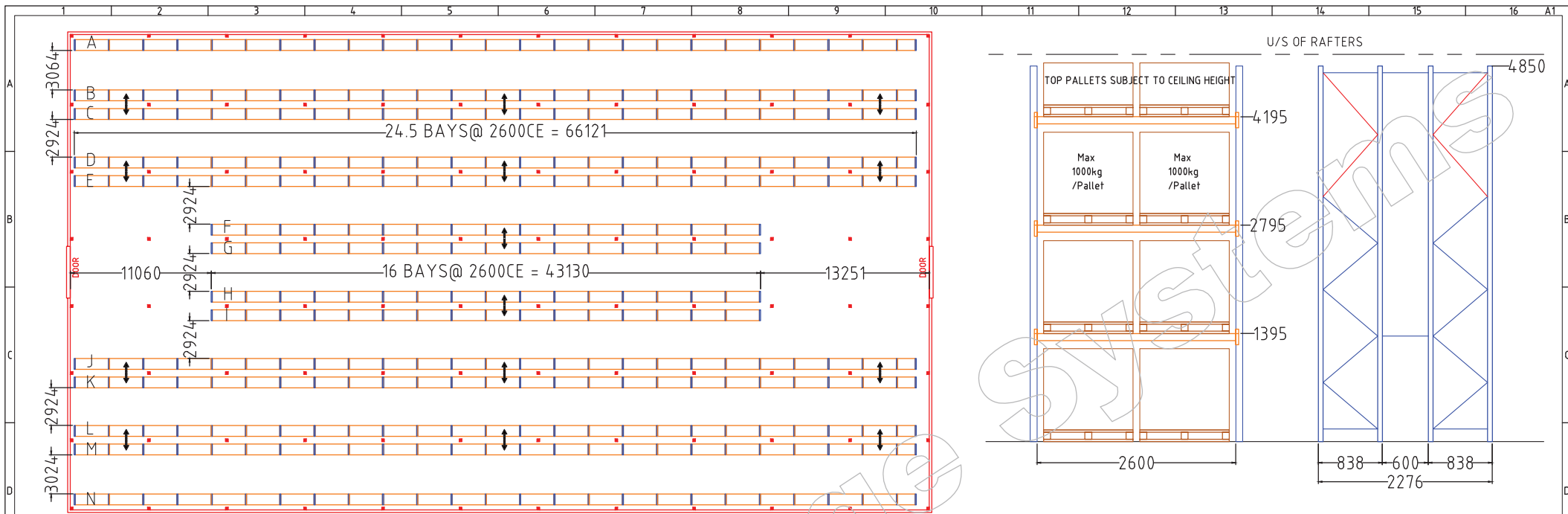
Awning A	175 m ²
Awning B	174 m ²
Awning C	157 m ²
Awning D	177 m ²
Awning E	177 m ²
Awning F	177 m ²
Awning G	424 m ²
Awning H	79 m ²
Total Car Parking	81 m²



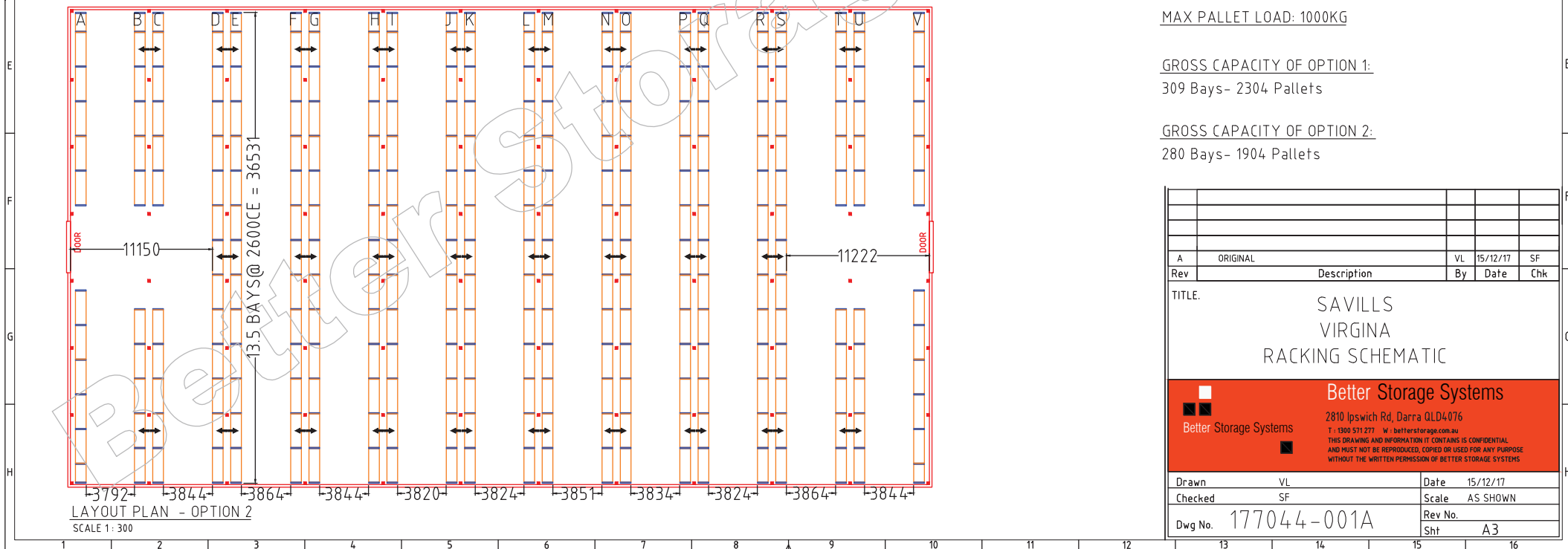
Boundaries have not been defined.

Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies.





LAYOUT PLAN - OPTION 1
SCALE 1: 300



LAYOUT PLAN - OPTION 2
SCALE 1: 300

PALLET SIZE: 1170X1170X1200(H)
MAX PALLET LOAD: 1000KG

GROSS CAPACITY OF OPTION 1:
309 Bays- 2304 Pallets

GROSS CAPACITY OF OPTION 2:
280 Bays- 1904 Pallets

Rev	Description	By	Date	Chk
A	ORIGINAL	VL	15/12/17	SF

TITLE: SAVILLS VIRGINIA RACKING SCHEMATIC

Better Storage Systems
2810 Ipswich Rd, Darra QLD 4076
T: 1300 571 277 W: betterstorage.com.au
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Drawn	VL	Date	15/12/17
Checked	SF	Scale	AS SHOWN
Dwg No.	177044-001A	Rev No.	
		Sht	A3

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VIRGINIA PARK ESTATE

