



PRIME COLD STORAGE OPPORTUNITIES  
IN THE HEART OF THE  
**TRADECOAST PRECINCT.**







CityPort  
COLDSTORES

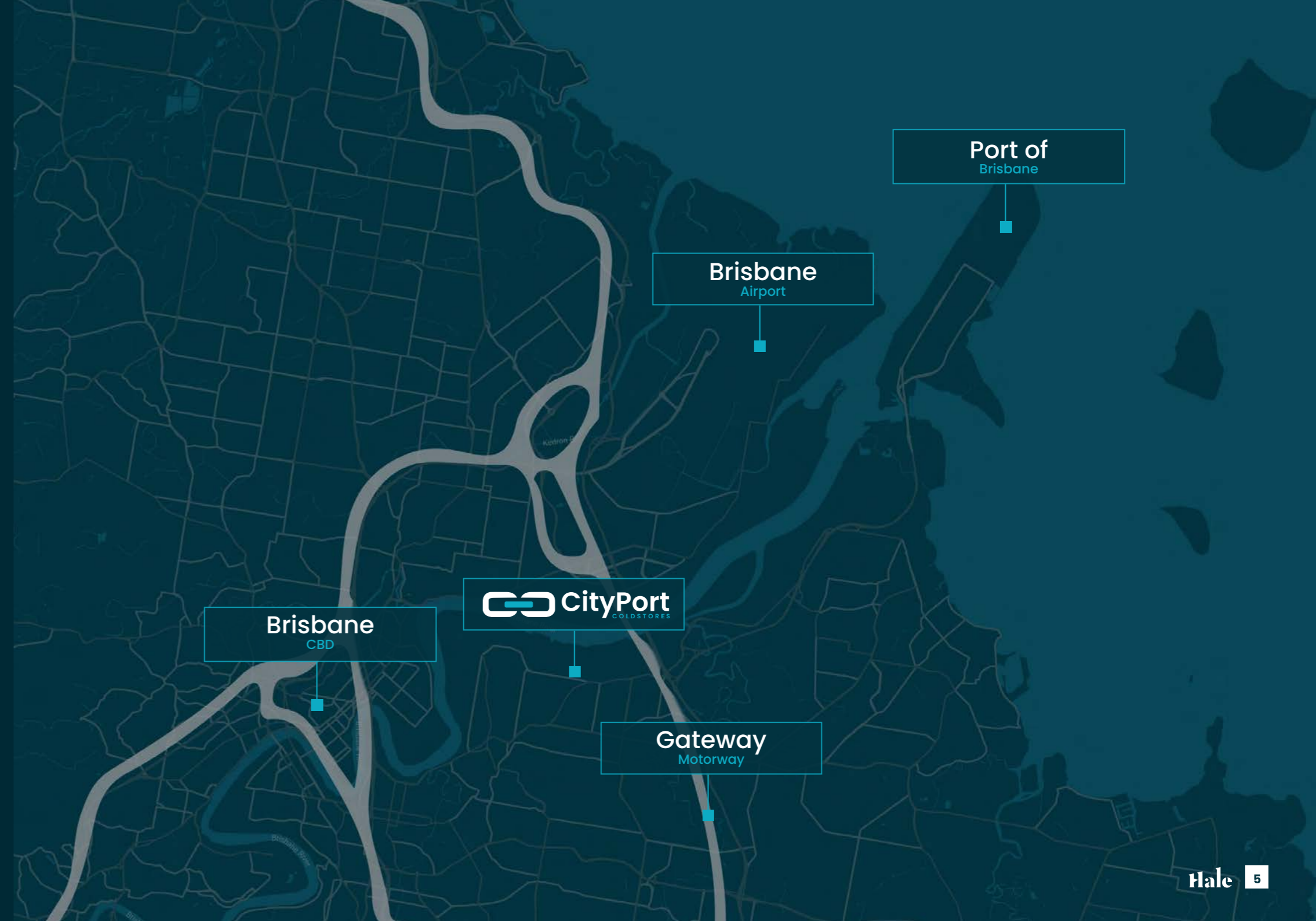
CityPort  
COLDSTORES



# 347 Lytton Road, Morningside

*Strategic connectivity*

*The site offers excellent access to the CBD,  
Gateway Motorway, Port of Brisbane, and Brisbane  
Airport, ideal for cold chain logistics operations*









# THE OPPORTUNITY

*State of the art cold storage in key near-city location*

# Hale

On behalf of the developers, **Hale**, and their appointed marketing agents, **Savills** in conjunction with **Modus Property Group** are thrilled to present CityPort Cold Stores for lease. CityPort Cold Stores represents the largest speculative cold storage development to ever be offered within Queensland.

There is the opportunity for a large single occupier looking to secure the whole facility, or three subdivided tenancies. With near-zero cold store vacancy in South-East Queensland, 347 Lytton Road is an opportunity to occupy a state-of-the-art, prime cold storage facility in the heart of the TradeCoast precinct, with excellent accessibility to the Port of Brisbane and the Gateway Motorway and the CBD's associated restaurant trade.

With tenancies from 6,200 sqm – 19,530 sqm, CityPort Cold Stores offers 50% freezer and 50% chiller capability with state-of-the-art refrigeration and freezer technology to optimise efficiency for occupiers. This dual technology design and flexibility will accommodate a broad range of occupier requirements.

Located within the popular Southern Trade Coast precinct and fronting Lytton Road, the site provides excellent access between the CBD and the Gateway Motorway. The asset is located in an ideal location for last mile cold chain logistics due to its proximity to the Port of Brisbane and the Brisbane Airport, as well as other cold-store occupiers.









# PROPERTY SUMMARY

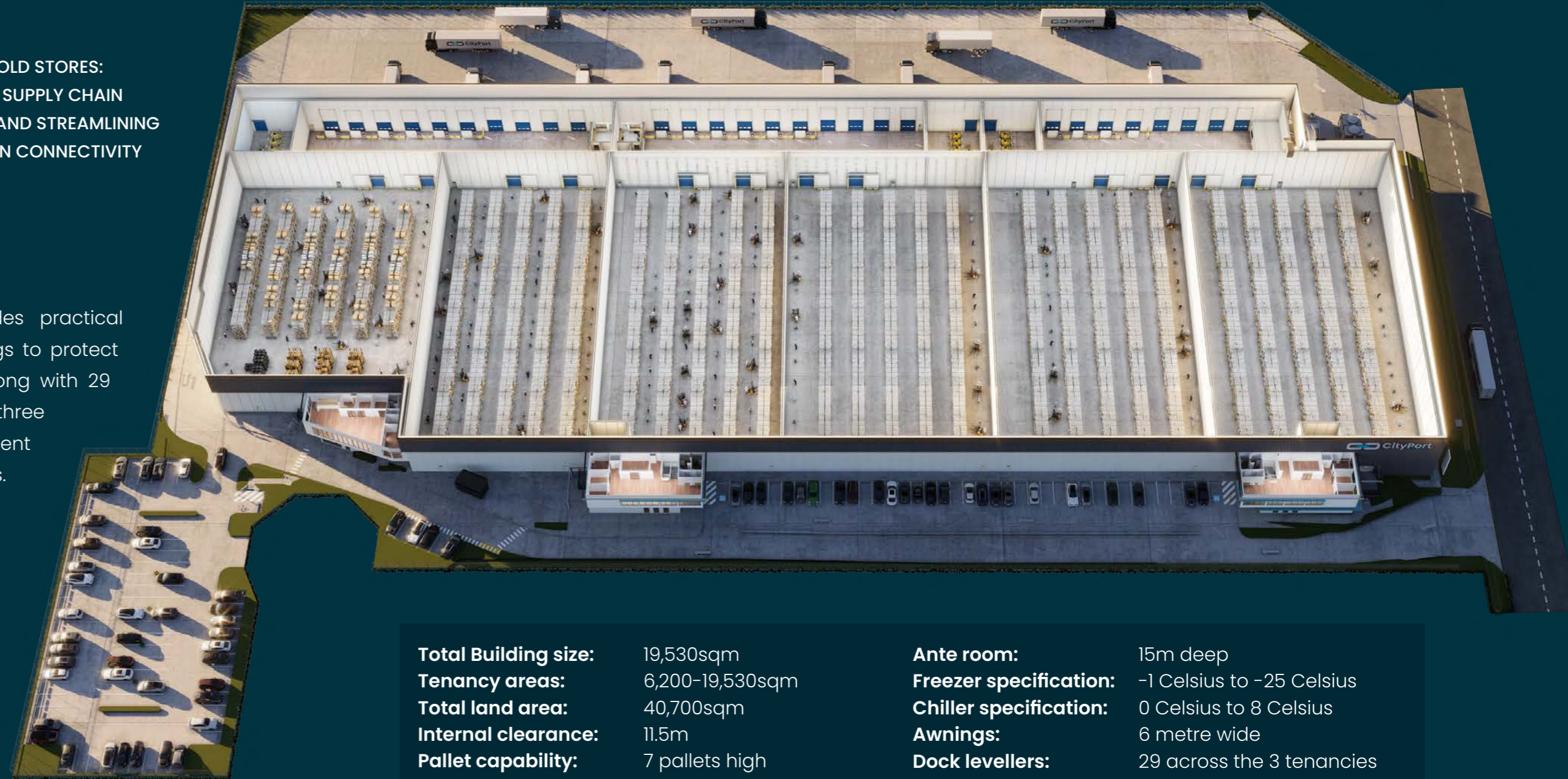
*Purpose built for cold-chain logistics*

**CityPort Cold Stores** is built to the highest standards of cold storage logistics, offering a total area of 19,530 square meters. With flexible tenancy options ranging from 6,200 to 19,530 square meters, the facility is ideal for various business needs. Internal heights of 11.5 meters, supports high-density storage, accommodating up to 7 pallets to maximize space efficiency.

The facility features advanced temperature-controlled environments, with freezer settings from -1°C to -25°C and chiller settings from 0°C to 8°C, catering to a diverse range of cold storage requirements. A 15-meter-deep ante room enhances operations by providing ample space for pre-loading and staging of goods.

CityPort Cold Stores also includes practical features like 6-meter-wide awnings to protect during loading and unloading, along with 29 dock levellers spread across three tenancies to ensure smooth, efficient handling of goods for all tenants. Set on a 4.07ha site, CityPort Cold Stores is strategically designed to support efficient cold storage logistics, making it the perfect solution for businesses aiming to optimize their supply chain in a state-of-the-art facility.

CITYPORT COLD STORES:  
ENHANCING SUPPLY CHAIN  
EFFICIENCY AND STREAMLINING  
DISTRIBUTION CONNECTIVITY



**Total Building size:** 19,530sqm  
**Tenancy areas:** 6,200-19,530sqm  
**Total land area:** 40,700sqm  
**Internal clearance:** 11.5m  
**Pallet capability:** 7 pallets high

**Ante room:** 15m deep  
**Freezer specification:** -1 Celsius to -25 Celsius  
**Chiller specification:** 0 Celsius to 8 Celsius  
**Awnings:** 6 metre wide  
**Dock levellers:** 29 across the 3 tenancies

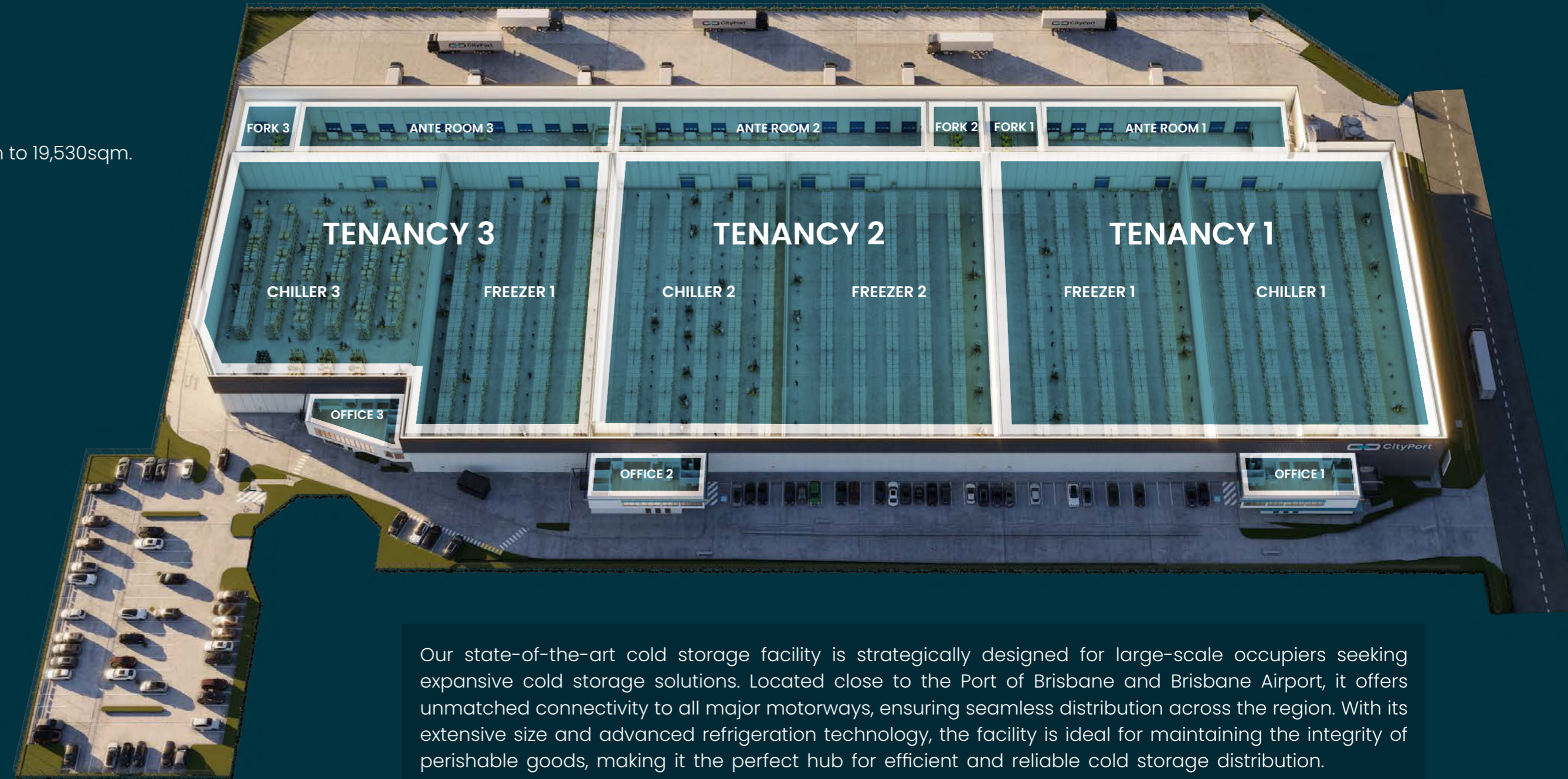


# TENANCY BREAKDOWN

CityPort Cold Stores provides flexibility in tenancy areas, with the ability to lease space from 6,200sqm to 19,530sqm.

Specific tenancy areas listed below:

Area	Unit 1	Unit 2	Unit 3
Chiller	2,680sqm	2,375sqm	2,265sqm
Freezer	2,750sqm	2,680sqm	2,270sqm
Ante Room	755sqm	950sqm	970sqm
Fork Charge	185sqm	185sqm	185sqm
Office	350sqm	350sqm	340sqm
Dock Office	Optional 45sqm	Optional 45sqm	Optional 45sqm
<b>Pallet Count</b>	<b>10,352</b>	<b>9,926</b>	<b>9,058</b>
<b>Totals</b>	<b>6,720sqm</b>	<b>6,540sqm</b>	<b>6,030sqm</b>



Our state-of-the-art cold storage facility is strategically designed for large-scale occupiers seeking expansive cold storage solutions. Located close to the Port of Brisbane and Brisbane Airport, it offers unmatched connectivity to all major motorways, ensuring seamless distribution across the region. With its extensive size and advanced refrigeration technology, the facility is ideal for maintaining the integrity of perishable goods, making it the perfect hub for efficient and reliable cold storage distribution.







# THE LOCATION

*State of the art cold storage in a prime location*

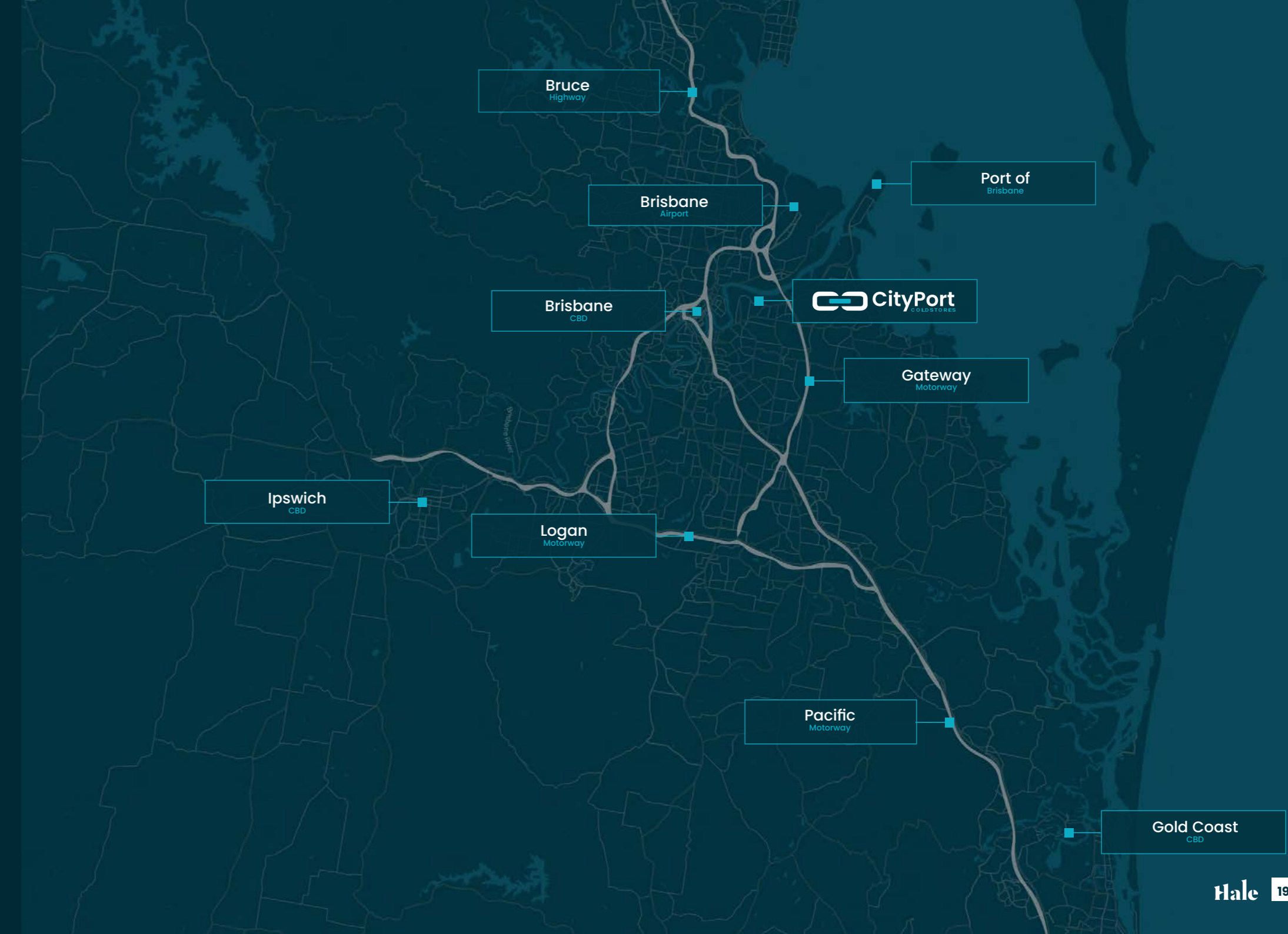
THE LOCATION SCORES PARTICULARLY WELL FOR EMPLOYMENT CATCHMENTS, FOR BOTH BLUE AND WHITE COLLAR WORKFORCES.

**CityPort Cold Stores** is nestled between the City and the Port, located in the well established industrial and logistics suburb of Morningside, 6 radial kilometres east of Brisbane's CBD. The subject property provides efficient access to the Port of Brisbane and Brisbane's International & Domestic Airports via major arterial road networks including Lytton Road, the Gateway Motorway and the Port of Brisbane Motorway.

Lytton Road is a major road popular with cold storage facilities due to the connection between the Port of Brisbane and major road networks. CityPort Cold Stores is accessed via a heavy vehicle B-Double approved route with direct access for larger prime movers and refrigerated interstate logistics handling.

## Accessibility:

- Gateway Motorway – 4 mins/3km
- Brisbane CBD – 10km/18 mins
- Brisbane Airport – 8 mins/8km
- Port of Brisbane – 13 mins/13.5km
- Pacific Motorway – 21 mins/19km
- Logan Motorway – 27 mins/25km
- Gold Coast – 55 mins/82km
- Bruce Highway – 35 mins/26km







CityPort  
COLDSTORES

CityPort  
COLDSTORES



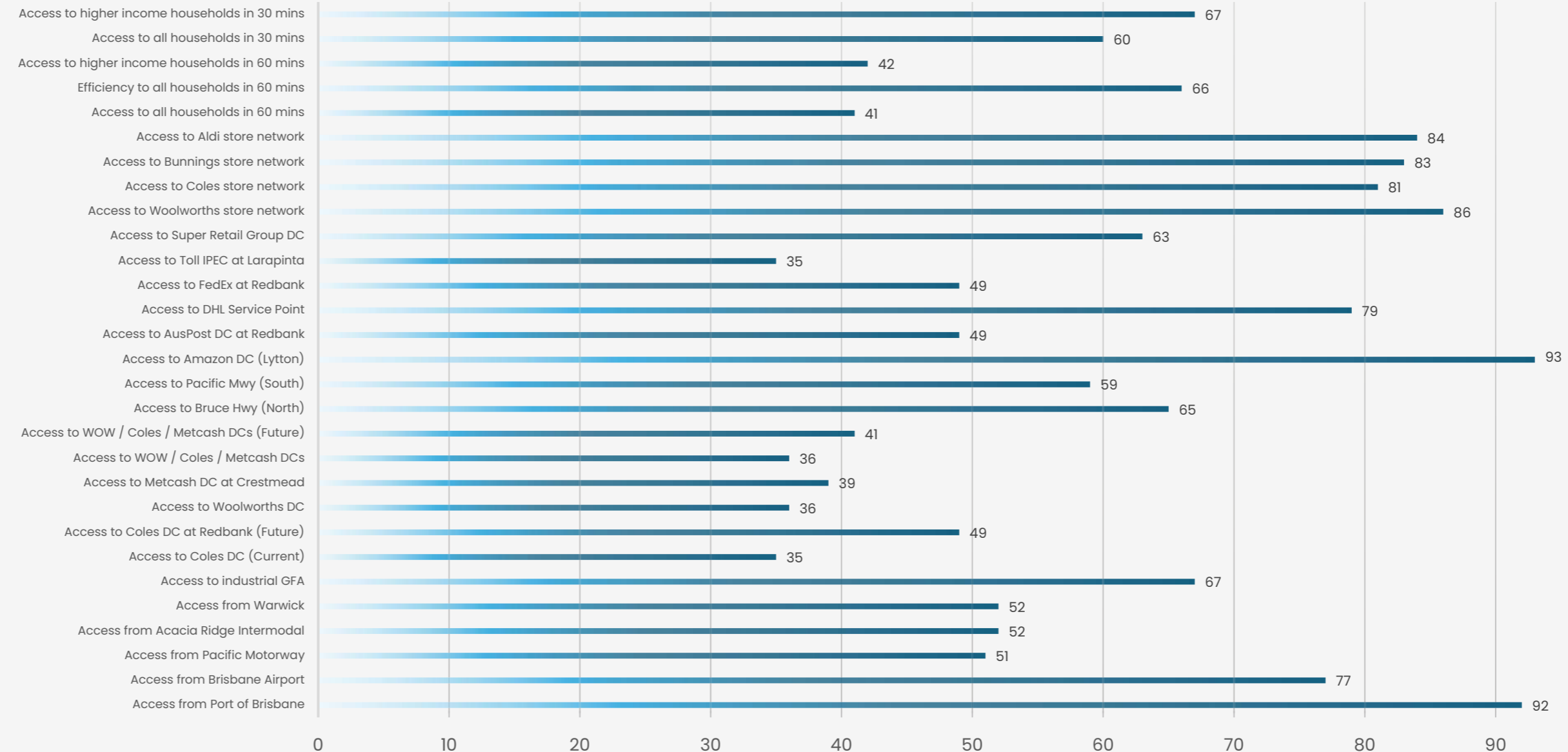
# SA1 PROPERTY

RATING SYSTEM - ACCESS

The chart outlines the locational performance of the subject property, with scores shown out of 100. The subject location is excellent for access to/from Port of Brisbane, Brisbane Airport and store networks across SEQ, and is also good for access to population and major highway entry points (namely Bruce Hwy and Pacific Mwy). The site is also good for reaching other industrial GFA within a 30 minute drivetime.



## SA1 PROPERTY RATING SYSTEM RESULTS – 347 LYTTON RD, MORNINGSIDE (SCORES OUT OF 100)



Good access to population within 30 minutes, a metric associated with last mile logistics

Extremely efficient access to store networks across SEQ

Very strong access to major parcel and online retail DC's in the TradeCoast

Good access to the Bruce Hwy (northbound) and M1 Pacific Mwy (southbound)

Good access to other industrial GFA within 30 minutes

Outstanding access from Port of Brisbane, and very good access from Brisbane Airport



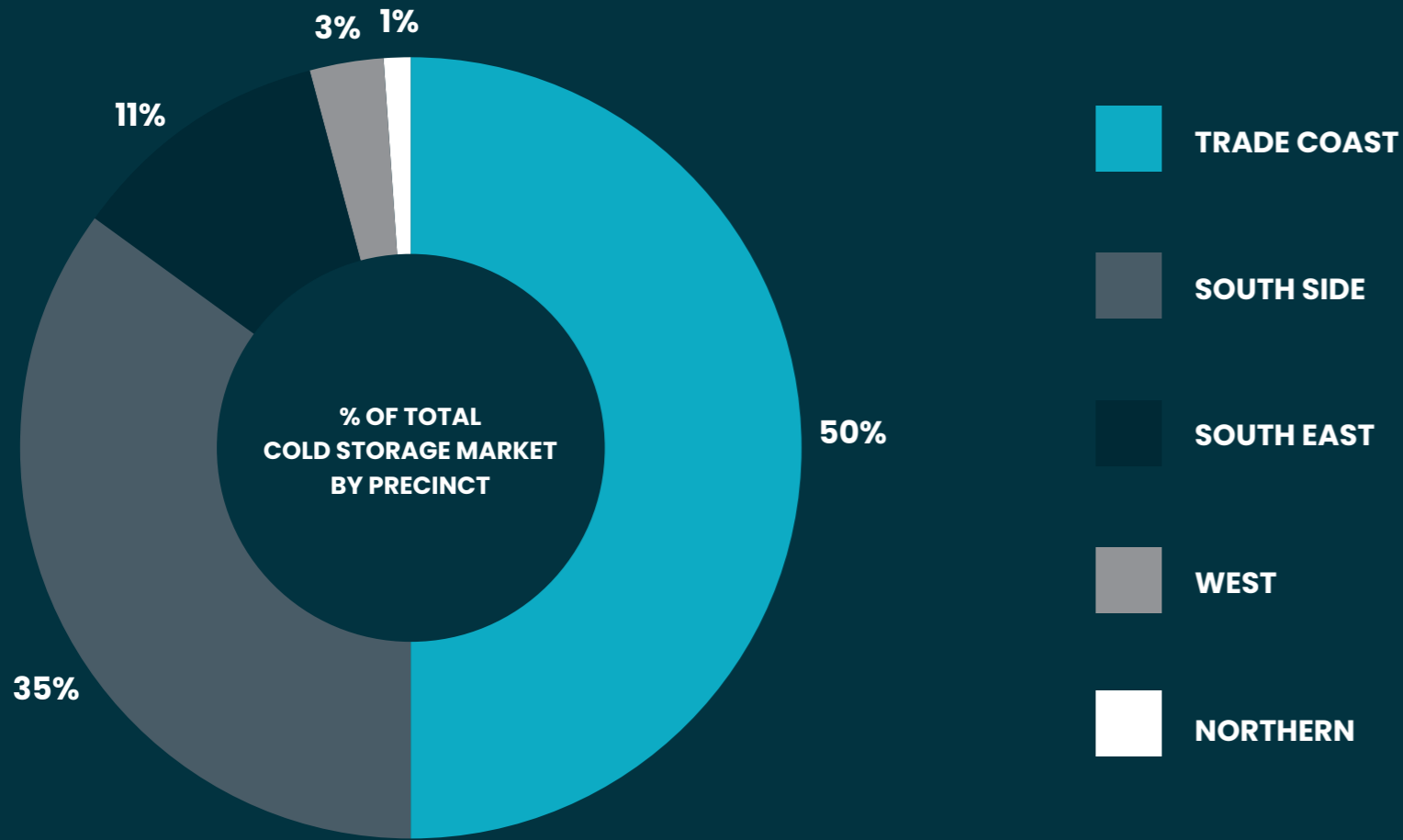
The image shows a large, modern industrial building with a dark grey, vertically-ribbed upper section and a white lower section. The 'CityPort COLDSTORES' logo is prominently displayed on the upper left. The building features large glass windows on the second floor, showing an interior office space with desks and people. A paved walkway leads to a glass-enclosed entrance on the ground floor, where several people are walking. To the right, a parking lot with several cars is visible behind a black metal fence. The sky is blue with light clouds. 

**CityPort**  
COLDSTORES



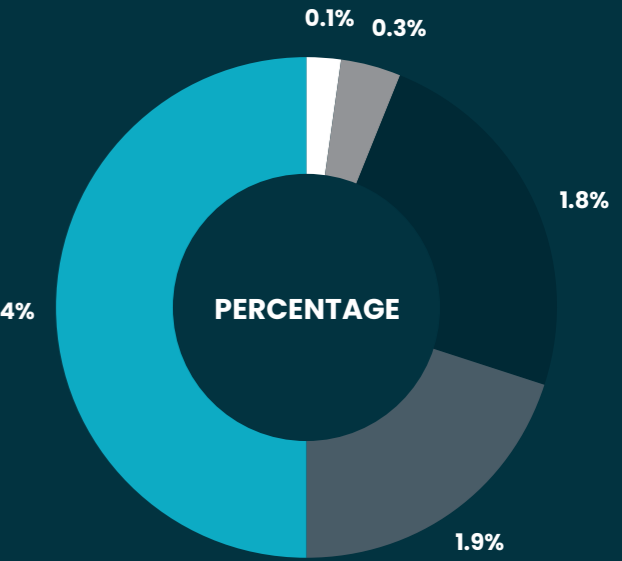
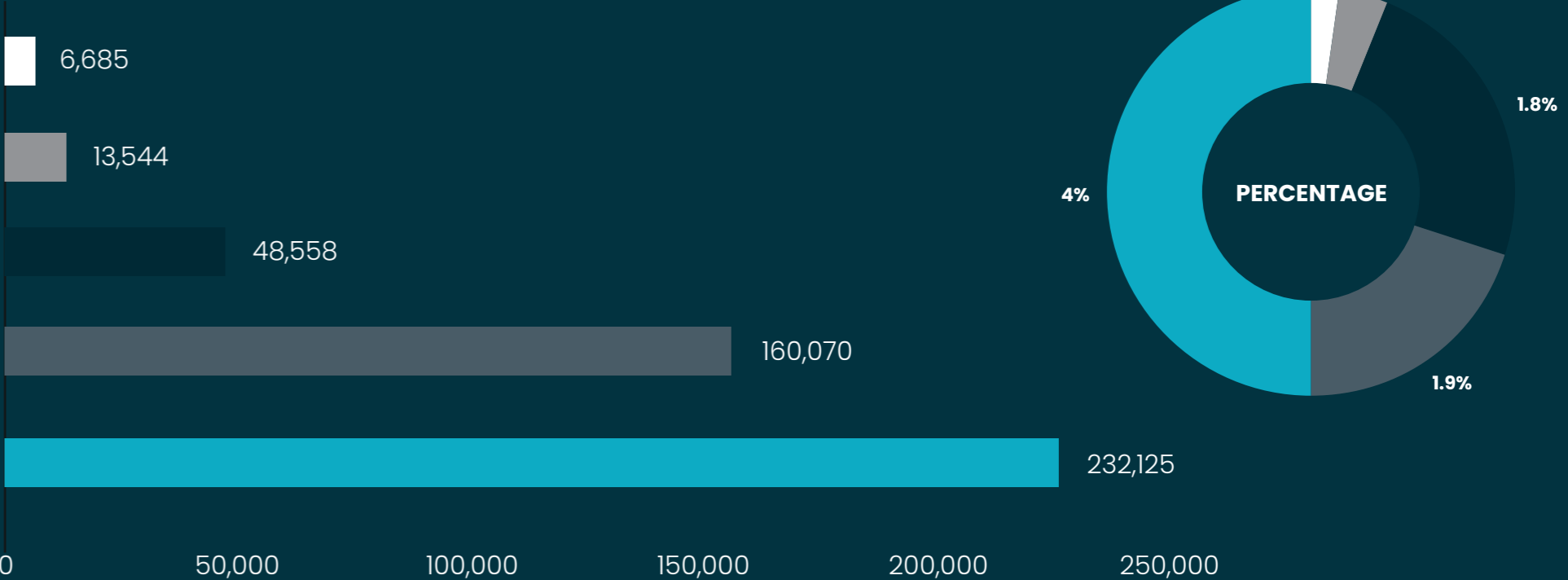
# BRISBANE COLD STORE STATISTICS

This chart outlines the percentage of cold store in each precinct. What is noticeable is that the Trade Coast is the most dominant market, with 50% of the built form.



To further analyse these numbers, we have broken down the actual GFA by the key precincts and discovered that the Trade Coast has 4% of all stock, which is more than double the Southside (the next largest precinct). It is worth noting that the Southside includes the Rocklea Markets.

GFA of Identified Cold Storage - Submarket



TRADECOAST	SOUTH SIDE	SOUTH EAST	WEST	NORTHERN
232,125	160,070	48,558	13,544	6,685

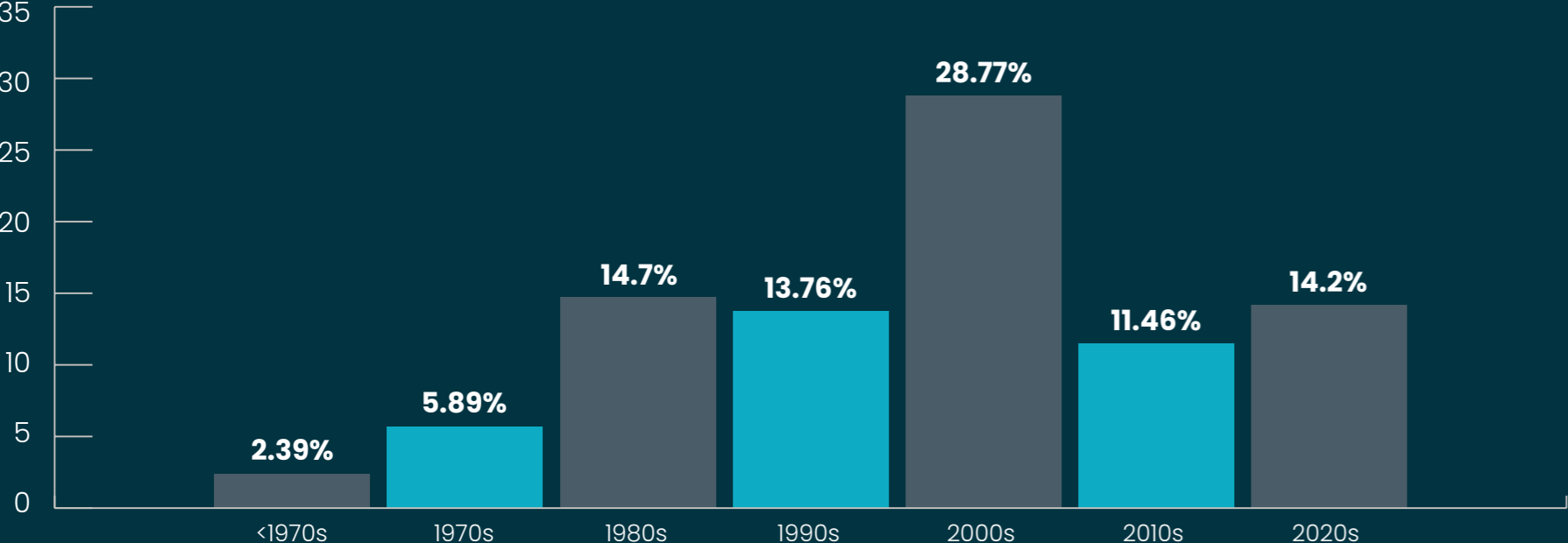


# BRISBANE COLD STORAGE AGES BY % OF GFA

This chart outlines the decades that Brisbane cold store has been constructed.

**The key facts are:**

- 35% of all GFA was built before 2000 so is over 25 years old
- Nearly 30% was built between 2000-2010
- Only a quarter of all GFA has been built since 2010



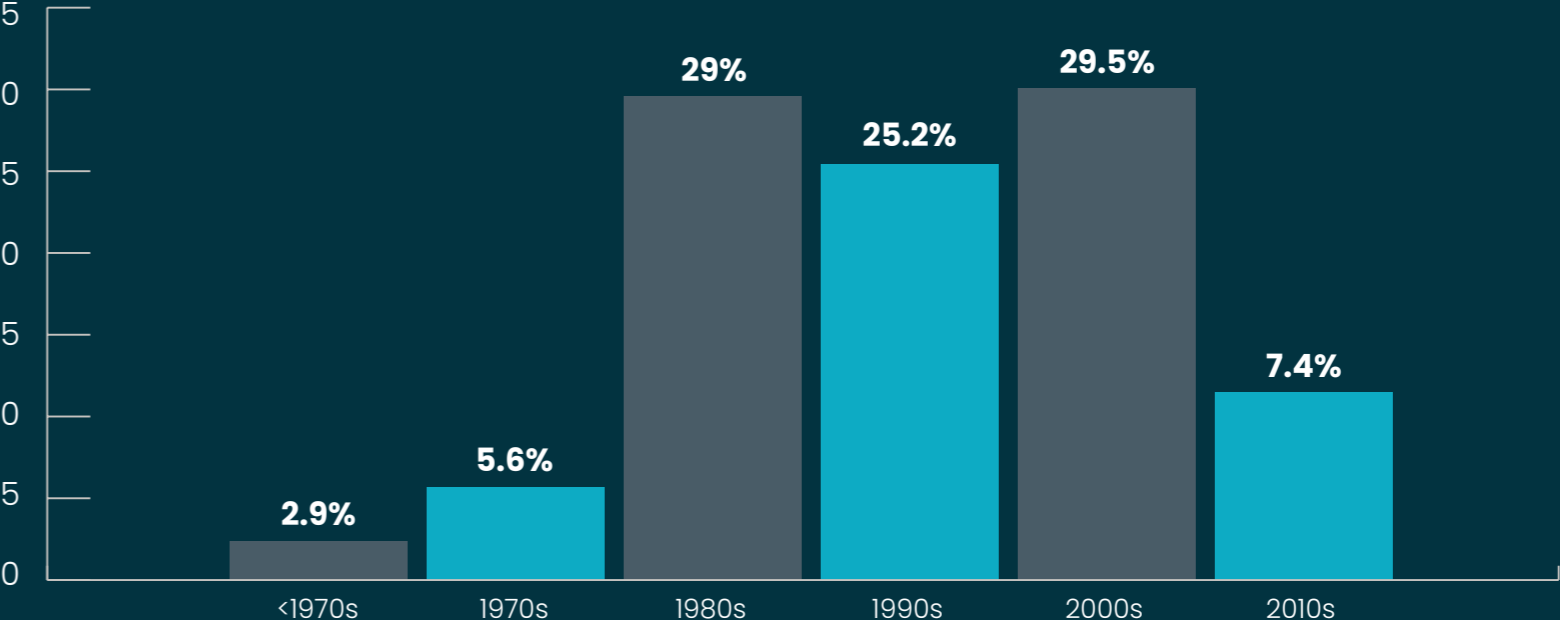
Taking these numbers into consideration a vast majority of the Brisbane cold store market can be considered secondary and possibly reaching redundancy. Especially, considering the modifications to the panels to reduce fire risk and insurance costs. Circa 9% of GFA currently has no construction date, however we can assume that these facilities are secondary older style stock.

# SOUTHERN TRADECOAST BUILDING AGES BY % OF GFA

CityPort Cold Stores are located in the Southern Trade Coast, which has the highest percentage of Cold Store in the QLD market,

**We have further broken down the data:**

- 63% of all buildings were constructed prior to the year 2000
- 37% was built prior to 1980
- Nothing has been built since 2020



With the lack of Industrial land in the precinct CityPort Cold Stores must be considered by all tenants.



A wide-angle photograph of a modern, long industrial cold storage facility. The building has a dark grey corrugated metal upper section and a light grey lower section. Large white and blue logos are mounted on the upper section. Below, a series of loading docks are numbered 01 through 08 in red. A large white semi-trailer truck with a teal cab and 'CityPort COLDSTORES' branding is parked at dock 04. Two men are standing near the truck. Other trucks are visible in the background under a blue sky with scattered clouds.

# CityPort COLDSTORES

01

02

03

04

05

06

07

08

A large white semi-trailer truck with a teal cab is parked at a loading dock. The side of the trailer features the CityPort Coldstores logo and name. Two men are standing near the rear of the truck, one in blue overalls and another in a light-colored shirt and dark pants. The truck is positioned in front of a loading dock with a blue door.

 CityPort  
COLDSTORES



# CONCLUSION

*State of the art cold storage in a prime location*

CALLING ALL EXPRESSIONS OF INTEREST BE PRESENTED PRIOR TO THE CLOSING DATE OF 10TH OCTOBER 2024.

On behalf of Hale, we are pleased to invite the market to participate in an open opportunity to occupy Brisbane's most advanced cold storage facility. CityPort Cold Stores will be the largest and most efficient speculative cold storage facility delivered in Brisbane.

As the exclusive joint marketing agents, Savills and Modus Property Group are seeking expressions of interest to lease and occupy the whole or part of CityPort Cold Stores. We encourage your early engagement to ensure you are well placed to secure your preferred tenancy area. We are available to provide further information, facilitate confidential discussions, or arrange inspections as needed.

Please note, the expression of interest (EOI) process is being conducted with a closing date of 10th October 2024. To be considered, all expressions of interest, letters of offer, or other submissions must be submitted to the appointed agents by the closing date.

**CityPort Cold Stores are currently under construction, with practical completion anticipated in Q3 2025.**



*Expressions of Interest are sought for Brisbane's largest, most advanced cold store- CityPort Cold Stores. Construction has commenced and completion is due in Q3 2025  
For further details please contact Savills and Modus Property Group.*



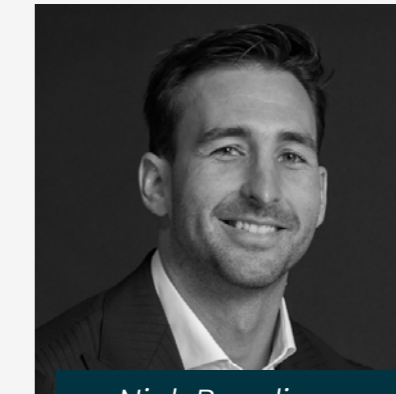
*Callum Stenson*

**SAVILLS**  
STATE DIRECTOR  
0411 725 490  
cstenson@savills.com.au



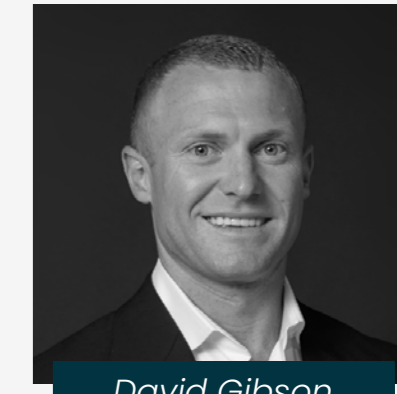
*Shaw Harrison*

**SAVILLS**  
DIRECTOR  
0488 999 889  
sharrison@savills.com.au



*Nick Bandiera*

**MODUS PROPERTY GROUP**  
PARTNER  
0421 881 093  
nick@moduspg.au



*David Gibson*

**MODUS PROPERTY GROUP**  
PARTNER  
0431 119 602  
david@moduspg.au





