

Very moving experience

Phil Bartsch

THE industrial market in Brisbane's south has been given a lift with the acquisition of a facility by a privately owned and operated specialist transport company in a \$1.3 million deal.

Crane Trucks R Us has secured the property at 6 Enterprise St, Richlands as its Australian head office.

It is relocating from a leased office at Wacol as well as a holding yard at Springwood.

The company is expanding through its involvement in a number of major infrastructure projects, specialising in the transportation of construction materials and oversized loads.

Wright Property's western corridor specialist Corey Bott, who negotiated the sale, said the property was a perfect fit for CTRU.

"It has plenty of hardstand for truck parking, two-street access which provides excellent manoeuvrability and a large corporate office for their skills training and a workshop," he said.

"The site was a little bit smaller than they originally wanted.

"They were looking for 5000sq m but because its a corner location it allowed them to utilise the site really well.

"That was a key thing for them being transport business with trucks going in and out of the site."

The 672sq m modern freestanding concrete tilt panel building sits at the front of the 3417sq m site, providing ample external hardstand and on site car parks.

Mr Bott said the opportunity of becoming an owner-occupier without the uncertainty of annual rental increases and market reviews was very appealing to CTRU.

"Crane Trucks R US saw that the property cycle provided a good time to buy, and with their previous lease coming to an end, they bit the bullet to secure their long-term growth," he said.



MOVING IN: Crane Trucks R Us managing director Fred Mohammed and Wright Property's Corey Bott are delighted with the new premises.

CTRU managing director Fred Mohammed said initially the company had been looking to buy a block of land and build a facility.

"And then this opportunity came up and it suited us perfectly with a bit of

office space, a warehouse and some yard," he said.

"It was also the right price so it just all fell into place, really."

Mr Mohammed said by buying an existing facility rather than building,

the company also had saved being hit by any additional costs such as infrastructure charges.

"Cost-wise and everything else, building a new facility is a pretty expensive exercise these days," he said.

CTRU operates a fleet of 40 trucks across Queensland, NSW and Victoria and is looking at expanding into WA.

Locally, the company has been involved in Brisbane's Airport Link and Legacy Way projects.



PRE-COOKED: CPG's site at 2-8 Keller Crescent, Carrara.

Minerals firm has appetite for plot next door

A SUBSIDIARY of listed engineering and infrastructure company Downer EDI Limited has found a pre-cooked facility with all the right ingredients necessary to expand its Australian headquarters.

CPG Resources Mineral Technologies has taken a three-year lease on the former Top Taste bakery site in the City Link estate, east of the MI at Carrara.

The 2518sq m factory at 2-8 Keller Crescent is about 200m

from its headquarters, which includes an expansive manufacturing operation in Elysium Rd.

The locally-based company services mining projects worldwide, including Australia, Brazil, Canada, India and Africa.

It manufactures mineral processing equipment and also provides metallurgical testing, engineering design and commissioning services.

Joe Allan from Ray White Industrial Gold Coast was the

agent who negotiated the deal.

He said CPG Resources Mineral Technologies had been looking for space to expand its manufacturing operation and was quick off the mark when the "for lease" sign went up on the corner site.

"There was a good level of interest in the property, however, CPG Resources Mineral Technologies was always the frontrunner as they were highly motivated to snap up space that was as close to their existing

base as possible," Mr Allan said.

The lease was struck at a rental rate of \$100/sq m plus GST on behalf of the landlord, a company linked with Sid Cooley and his son Victor, who operate the Aquaduck attraction on the Gold Coast.

It includes two three-year options.

The previous tenant, George Weston Foods, vacated the property in January after moving its Top Taste operation to Brisbane.

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