

Centennial, MaxCap plan \$90 million Brisbane last-mile hub

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Centennial Property Group and joint venture partner MaxCap Group have lodged a planning application to develop a \$90 million, nine-building industrial and logistics park at Willawong in Brisbane's inner south.

Fund manager **Centennial** [<https://www.afr.com/street-talk/buyout-giant-kkr-backs-new-industrial-fund-20220310-p5a3dq>] and financier MaxCap have agreed to acquire sites from three separate vendors at 162-172 Sherbrooke Road and 142 Sherbrooke Road, for a combined \$14.35 million for the 32,000-square-metre estate.



Centennial Property Group and MaxCap Group have lodged a development application for a \$90 million, 32,000-square-metre GLA industrial and logistics park across sites occupying 162-172 Sherbrooke Road and 142 Sherbrooke Road in the inner-southern Brisbane suburb of Willawong.

“The strategic off-market purchase of these sites in Willawong has been completed in line with our focus on delivering institutional grade ‘mid-space’ warehouse accommodation, with strong connectivity to major distribution networks in land-constrained, inner-ring locations at scale, and will enhance Centennial’s geographic diversification in the Queensland market,” Centennial executive director Paul Ford said.

MaxCap is funding the project through its direct-equity MaxCap Diversified Opportunity Fund, which targets returns of 18 per cent and raised \$125 million from wealthy investors and family offices [<https://www.afr.com/property/commercial/maxcap-fund-targets-18pc-returns-from-apartments-and-logistics-20220405-p5aaxf>] earlier this year.

Even as it awaits approval from Brisbane City Council, the fund manager said it was about to commence tendering for construction of the estate, which will be known as The Link Industrial Park and contain a mix of office and warehouse buildings. The estate, located midway between the Logan Motorway to the south and the Acacia Ridge Rail Marshalling Yards to the north, will offer a range of configurations and sizes from 1200sq m up to 20,000sq m for last-mile warehouse customers.

It will have direct access to Brisbane's transport hubs and major arterial roads such as the Gateway, Logan and Ipswich motorways and the Pacific Highway.



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“The acquisition was a strong strategic fit for our fund, partnering with a high-quality group like Centennial in a tightly held Brisbane last-mile industrial location,” said Simon Hulett, MaxCap’s head of direct investment.

The deal was brokered by Agency HQ Commercial state director Jack Barrett.

“It’s relatively rare to find a such a significant parcel of land in this location, and with record low vacancy in the core central south precinct around Acacia Ridge and Coopers Plains, there is currently significant interest in new buildings in Willawong,” Mr Barrett said.

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