

# Glass group takes shine to precinct

Phil Bartsch

A GLAZING and aluminium supply company has jumped through a window of opportunity amid a diminishing supply of industrial stock in Brisbane's TradeCoast precinct.

Queensland Glass has expanded into a facility next door to its existing premises at Tingalpa.

It has committed to a three-year lease with a three-year option on the 136sq m property at 24 Container St.

The leasing rate has not been disclosed but industry sources said it would fetch about \$136,000 a year.

Jared Doyle, from Ray White Commercial, negotiated the deal.

Mr Doyle said Queensland Glass had outgrown its existing facility at 28 Container St and had expressed an interest in the neighbouring property when it became available.

"They now intend to operate out of both facilities," Mr Doyle said. "Their plan is to visually tie the two properties together with external facade treatments that will make them look like one facility."

The freestanding, clear-span warehouse features dual container height, roller-door access and includes almost 100sq m of office space. "The property has a fully-fenced yard, great street exposure and signage opportunities," Mr Doyle said.



**STOCK SHORTAGE:** Agent Jared Doyle outside the property in Tingalpa. **Picture:** Sarah Marshall

He said there had been interest from several other groups in the property.

"It's reflective of the fact that there's still a lot of businesses out there that are growing and expanding," Mr Doyle said.

"About half-a-dozen groups looked through the property and two offers were submitted but the private investor owner

decided to accept an offer from a neighbour. It means, though, I have a number of groups looking for a warehouse of similar size in the Tingalpa area.

"But stock is increasingly in short supply in the TradeCoast area and it's getting more and more difficult to get now, particularly in this size range."