

SE CommercialProperty  
HD Switched on in city's west  
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A **HONG Kong**-based manufacturer and distributor of flatscreen televisions and other consumer electronic products has tuned in to Brisbane's western corridor.

The Quatius **Group** has snapped up a large industrial **property** at Richlands for \$10.2 million in a move to support its growing Soniq brand.

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It is understood the **company** will use the 7856sq m facility as its Queensland logistics and warehousing base. The **property** at 60 Fulcrum St comprises 6678sq m of warehouse and 1178sq m of office space on a 2.21ha **site**.

Much of the office space (859sq m) is occupied by the Wilmar Gavilon joint venture, which has recently signed a five-year lease that generates a rental return of about \$150,000 a year. The remaining office and warehouse space will be utilised by Quatius.

CBRE's Ben Lyons and Peter Turnbull negotiated the **sale** of the Richlands **property** on behalf of Evermac Investments, a subsidiary of McPhee Distribution Services (MDS).

MDS relocated to a purpose-built **site** at Larapinta to enable **company** growth. Mr Lyons said Quatius had been looking at properties suitable for its Soniq operations in Brisbane's west for some time.

"The features and location of this **property** suited Soniq's needs exactly, with it able to support the brand's growing Australian operations," he said.

The building has high clearances of up to 10m, access via seven roller doors, three docks and a substantial hardstand area suitable for multi-vehicle maneuvering.

Mr Lyons said well-positioned assets in Brisbane's western corridor were in strong demand.

"In the past six months specifically, we have seen significant inquiry from logistics and distribution users to secure **property** within the precinct," he said. Mr Turnbull said the Fulcrum St facility also appealed to Quatius because it was already fully racked and offered exposure to the Centenary Motorway. "Owner-occupiers are investing in the area and that's a good sign," he said. "This was one of three or four properties Quatius looked at and because it suited them so perfectly they negotiated quickly to secure it."

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