



Expression of Interest

**Wesbeam
Adelaide North**



September 2025

RLA 307254



General information

This document will form the basis for the Expression of Interest (EOI) phase for the proposed new industrial accommodation requirement for Wesbeam in South Australia.

Occupier overview

Wesbeam is Australia's only manufacturer and distributor of laminated veneer lumber (LVL) beams and LVL I-joists. From their West Australian facility, using high-end equipment, Wesbeam manufacture high quality LVL beams and other LVL products.

Their wide range of LVL products are designed to span further, carry greater loads and withstand the unique Australian climate.

For further information, please visit their website: www.wesbeam.com

Location	
Key location	Inner and Outer North Adelaide
Core suburbs	Dry Creek, Gepps Cross, Cavan, Wingfield, Regency Park, Gillman. Direk, Edinburgh, Elizabeth South
Areas	
Building area	4,000 – 5,500 sqm
Yard area	4,000 – 6,000sqm
Land area	As required to fit warehouse and hardstand
Property specifics	
Property type	Spec / Brownfield
Tenure / Possession	Lease
Facility grade	Prime and secondary grade
Broad facility requirements	
Operating hours	24/7
Vehicle access	B-Double, Semi, Vans
Timing	April - July 2026

Due date - stage 1

EOI Submissions are due: **Tuesday 30th September 2025 at 5pm**

EOI Queries and Clarifications

Submissions, together with any queries during the EOI Phase, are to be addressed to:

Daniel Kelly	daniel.kelly@tmxtransform.com	0477 888 081 (LEA070269L)
Justin Fried	justin.fried@tmxtransform.com	0412 070 858 (RLA288341)



Property procurement process

This Property Procurement process will involve a two-stage tender process:

Stage 1 - Expression of Interest (EOI)

During this phase owners / developers will be requested to submit existing buildings or development sites opportunities which are suitable for the occupier's project requirements.

Stage 2 - Request for Proposal (RFP)

Following a review of the EOI submissions a shortlist of owners / developers will be compiled to determine a Request for Proposal (RFP) shortlist.

The shortlisted parties will be issued with a RFP documentation package that will include details pertaining to headline terms and conditions of lease.

EOI submission requirements and format

All EOI responses are required to be completed and returned via [our website link](#), together with the following [separate](#) PDF documents:

1. The site plan
2. The building plan (if relevant)
3. Estate overview document
4. Landlord/developer capability (if relevant)

Key milestones

The following is the estimated property procurement and delivery timeline:

EOI issue	18 th September 2025
EOI closing	30 th September 2025
EOI review and shortlist	3 rd October 2025
RFP package issued	10 th October 2025
RFP submissions close	24 th October 2025



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