



Expression of Interest

Martin Brower
Adelaide Requirement



October 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 Martin Brower in South Australia.

Occupier overview

Martin Brower is a strategic supply chain partner to the world's leading brands. With a global network of 78 warehouses in 18 countries and one of the world's largest private fleets, they offer smart, sustainable solutions that help their partners build stronger, more resilient end-to-end supply chains.

For further information, please visit their website: [Martin Brower Australia - Home](#)

Location	
Key location	Inner and Outer North
Core suburbs	Gepps Cross, Cavan, Salisbury, Elizabeth South, Direk, Edinburgh
Areas	
Building area	10,000sqm approx.
Land area	25,000sqm approx.
Property specifics	
Property type	Greenfield - chiller, freezer & ambient components Brownfield & Spec options that can be suitably retrofitted will also be considered
Tenure / Possession	Lease
Facility grade	Prime
Broad facility requirements	
Operating hours	24/7
Vehicle access	B Double (B Triple / A Double / Road Train access preferable)
Timing	April - June 2027

Due date - stage 1

EOI Submissions are due: 31st October 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)



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	23 rd October 2025
EOI closing	31 st October 2025
EOI review and shortlist	5 th November 2025
RFP package issued	10 th November 2025
RFP submissions close	12 th December 2025



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