



# Expression of Interest

Industrial Property Requirement  
Brisbane



April 2026



## General information

This document will form the basis for the Expression of Interest (EOI) phase for the proposed new industrial accommodation requirement for DAI Post.

## Occupier overview

DAI Post is a leading Australian parcel distribution business focused on metropolitan delivery and sea and air freight. This facility will serve as DAI Post's new Brisbane operations to facilitate the growth in their business.

## Requirement overview

DAI Post is assessing all property options in the target locations. All sites capable of meeting the required building area should be submitted for consideration for assessment.

Location	
<b>Key location</b>	Brisbane – TradeCoast (North & South) & Inner M1 Corridor
<b>Core suburbs</b>	Eagle Farm, Brisbane Airport, Pinkenba, Morningside, Murarrie, Lytton, Port of Brisbane, Rochedale & surrounding industrial suburbs
Areas	
<b>Building area</b>	<b>7,500 sqm – 10,000 sqm</b>
Property Specifics	
<b>Property type</b>	Brownfield existing building or spec construction considered
<b>Facility grade</b>	High quality industrial accommodation
<b>Vehicle access</b>	Semi trailer, Pantech trucks and vans
Timing	
<b>Lease commencement</b>	Available for lease commencement between September 2026 and March 2027

## Due date - stage 1

EOI Submissions are due: 7 May 2026 **at 4pm**

## EOI Queries and Clarifications

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

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Stefanie Frawley	<a href="mailto:stefanie.frawley@tmxtransform.com">stefanie.frawley@tmxtransform.com</a>	+61 402 326 914

## 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 RFP documentation package that will include the Project Requirements document for completion of a final submission including financial terms.

## 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
3. Estate overview document – including status of site and any planning approvals
4. Headline commercial terms including:
  - o Initial lease term
  - o Commencing net rent
  - o Rent reviews
  - o Outgoings estimate
5. Landlord/developer capability

## Key milestones

The following is the estimated property procurement and delivery timeline:

<b>EOI release</b>	28 April 2026
<b>EOI closing</b>	7 May 2026
<b>EOI review and shortlist</b>	15 May 2026
<b>Shortlist RFP Close</b>	29 May 2026
<b>Heads of Agreement</b>	End June 2026
<b>AFL / Lease</b>	End August 2026

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