



# FOOD PRECINCT EXPANSION



**AREAS FOR LEASE!**

# FOOD PRECINCT EXPANSION

- PROCESSORS
- PACKING
- FRUIT + VEGETABLES
- WHOLESALE
- MEAT
- SMALLGOODS
- FISH
- BAKERY
- DAIRY
- EXPORTERS

## INTRODUCTION

South Australian Produce Market Limited, the home of fruit, vegetables and other fresh produce since 1988, is about to embark on a significant expansion of the market's activities in partnership with food processors.

Join others in this innovative and creative location where you can process on site, wholesale, retail and distribute your products with ease and efficiency, locally, interstate and overseas.

## LOCATION

The proposed *Food Precinct Expansion* occupies land bounded by Main North Road, Burma Road and Montague Road, 1.2 kilometres north of the Adelaide CBD.



## EXECUTIVE SUMMARY

The *Food Precinct Expansion* will provide food processors with an opportunity to take their businesses to the next level.

This will be achieved through innovative design solutions which meet and exceed relevant legislative, customer and food compliance requirements for local and export markets.

Access will be provided to a 24 x 7 energy supply, together with shared infrastructure including a Dissolved Air Flotation (DAF) plant, loading docks, car parking, conference facilities and a cooking demonstration area.

Through collaboration with other tenants and partnership with South Australian Produce Market, a "one stop shop" hub will be provided to satisfy the hospitality sector and household consumers with high quality, fresh fruit and vegetables, meat, seafood and other food commodities.

This site will be central to and service the rapidly growing North, North-Eastern and North-Western populations. This region is certainly under-served and relatively un-tapped in this regard.

Importantly, South Australian Produce Market is an anchor tenant of the hub and will be working collaboratively with other tenants to build the hub's brand. It will utilise its numerous and highly credentialed state, national and international contacts and networks to progress this opportunity.

South Australian Produce Market's and your goals including sustained business growth and the provision of high quality food are of paramount importance.



### LEGEND

- Processing, Packing & Warehousing
- Processing, Packing & Warehousing
- Retail Tenancies
- Market Canopy Site

**NOTE:** Tenancies can be amended.

## TIME FRAME

### 0 - 3 months

Registration of Interest

### 3 - 12 months

Finalise negotiations and detailed design

### 9 - 18 months

Construct and occupation of building

## RETAIL MARKET ANALYSIS

Located adjacent the South Australian Produce Market on Main North Road, a major north-south traffic route with exposure to approximately 36,000 road users daily, the proposed facility presents a number of key strengths. It offers the potential to create a major destination for fresh food shopping in northern Adelaide, whilst providing the fresh food industry with logistics, storage, processing and packing facilities under one roof.

Opportunities include the possibility for the proposed facility to take advantage of the increasing interest in fresh food by consumers, as well as the substantial population of the indicative main trade area, estimated at 245,000 in 2016. Growth in Northern Adelaide is forecast to be another 120,000 by 2040.



## ON-SITE

- SA's largest fruit and vegetable wholesale market
- Export inspection & consolidation services
- Conveniently located third party cold storage

## PROXIMITY

- 36,000 road users pass by every day
- Access to public transport
- Excellent road and rail access to all SA regions
- 20 minutes from the Adelaide Central Business District
- 2 minutes from the Northern B-Double road network
- 25 minutes from the Southern and Eastern B-Double road network
- 30 minutes from the Adelaide International Airport
- 10 minutes from Adelaide's Intermodal rail terminal
- 25 minutes from Outer Harbor
- Convenient access to Growing Regions

## NET LETTABLE AREA

Areas will be available from 80sqm up to 5000 sqm in this Purpose Built / Design & Construct development

## ZONING

Light Industry for warehousing, processing and service industry

## FOR LEASE

Via "Expressions of Interest"

## OUT-GOINGS

Payable by Lessee

## IMPROVEMENTS:

Facilities may include offices, shared kitchen, food and processing, warehousing, cool rooms, refrigeration, distribution facilities and staff amenities.

It is intended that a feature of the "Food Precinct Expansion" will be a cooking & education centre to enable the public and school children to understand the benefits of cooking with fresh products.

Tenants will be able to manufacture, market and sell their goods to the public along with independent wholesalers seeking greater distribution opportunities.



*"Your wholesale & food business can now access the huge passing Retail trade with direct synergies and connection to SA Produce Market. Join SA's very best growers and food processors, secure a site for your farm or factory direct opportunity. Large and small warehouses or processing facilities available off plan."*



## CONTACT

---

### **BILL KOCHERGEN**

Agents Alliance Real Estate Pty Ltd

RLA: 179656

P: 0407 850 015

E: [billk@agentsalliance.com.au](mailto:billk@agentsalliance.com.au)



#### **Disclaimer:**

This information is intended as a guide only and does not form part of any offer or contract. All calculations, including but not limited to dimensions, area and rent contained in this material are based on figures provided to South Australian Produce Market by external sources and have not been independently verified.