



Quanta invests \$23.25m for two medical and industrial properties



Quanta Investment Funds' managing director Tim MacKinley and founding director Stacey Jones outside the medical asset at 7-8/ 956 Gympie Rd, Chelmside

Fund buys up in SEQ

Chris Herde

Property fund manager Quanta Investment Funds has added two South East Queensland medical and industrial assets to its growing portfolio.

The two deals totalled \$23.25m and attracted strong investor demand with both equity raises for the Quanta Chelmside Medical Trust and the Quanta Warwick Industrial Trust – closing fully subscribed within a month.

The medical asset at 7-8/956 Gympie Rd, Chelmside, in

Brisbane's northern suburbs, was purchased for \$14.5m and was secured at an 8.28 per cent purchase yield. It was fully subscribed with a \$8.5m equity raise.

The industrial property at 56 Kenilworth St, Morgan Park in Warwick, sold for \$8.75m in a deal that was secured below replacement cost at an 8 per cent purchase yield and fully subscribed with a \$5.35m equity raise.

The transactions marked Quanta's completion of five new Queensland property acquisitions in 2025 totalling

\$65.10m, while its investor network also increased by 19 per cent in the calendar year.

Quanta Investment Funds founding director Stacey Jones said both the Chelmside and Warwick assets strongly aligned with the firm's strategy of securing high-performing assets in tightly-held markets.

"These acquisitions and rapid capital raising demonstrate the depth of demand we are seeing across our investor network, particularly for assets with strong tenant covenants, long WALE (Weighted

Average Lease Expiry) profiles and compelling growth potential," she said.

"South East Queensland offers a really strong reward profile for our investors, while the broader Queensland market has boomed throughout 2025, so we're confident these latest acquisitions will deliver sustained, long-term returns for our investors."

The strata-titled Chelmside property has a purpose-built 26-chair day oncology hospital and 61 exclusive car bays. The 1145 sqm fully-leased medical is occupied by Icon

Cancer Centre – Australia's largest dedicated cancer care provider, until May 2030 with a further five-year option.

The industrial asset at Morgan Park is occupied by national light commercial vehicle fit-out company RXI Group on a new 12-year lease with a further 10-year option extending to 2047. RXI has invested more than \$5m into upgrading the modern 6299 sqm industrial facility, reinforcing its long-term commitment to the site which serves as the company's primary national manufacturing hub.

Woolies divests FNQ gem

Woolworths property development arm Fabcot has divested its recently built Gubuda Gordonvale Shopping Centre in far North Queensland.

An interstate private investor paid \$25.45m for the Woolworths-anchored neighbourhood shopping centre, 22km south of the Cairns CBD in Gordonvale.

The full-line Woolworths Supermarket occupies 85 per cent of the shopping centre's gross lettable area and it is supported by five specialties, including national retailers Discount Drug Store and Dominos.

CBRE's Michael Hedger, Joe Tynan and Danny Betros exclusively managed the on-market campaign which received strong interest and transacted for a 5.5 per cent yield.

Mr Hedger said investor demand from the private sector and unlisted funds continued to build momentum, particularly in the regional areas of Queensland where new investors make up 32 per cent of inquiry.

He said it was the first neighbourhood shopping centre the buyer has acquired, with the centre representing excellent value with replacement costs far exceeding the asset value, underpinning future growth and restrictive barriers of entry.

The centre is in the heart of the future Gordonvale town centre precinct and adjoins a coming land lease residential community development of over 300 lots, complemented by a new KFC, a McDonalds which is under construction, and additional national retailers.



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