

INVEST IN THE CITY OF LOGAN

QUEENSLAND, AUSTRALIA

WHY INVEST IN THE CITY OF LOGAN?



Artists impression
of a future
Meadowbrook

Ideally situated between Queensland's capital, Brisbane and tourist destination the Gold Coast – Logan has attracted a number of multinational businesses and fast growing start-ups looking to capitalise on the city's enviable location and growth potential.

In just over 20 years, Logan's population is predicted grow by more than 70 per cent to around 667,000 residents, leading to an unprecedented level of infrastructure investment, with more than \$18 billion of publicly funded projects now underway.

The increasing investment is reflected in the city's economic report card – an annual 3 percent increase in the Gross Regional Product over the last five years and the highest percentage of jobs growth in over fifteen years.

With significant existing infrastructure including a public hospital, top tertiary education facilities, major transport network and increasing housing stock – Logan is well-positioned to service the South East Queensland region and to attract investment from a wide range of industries.



WING INVEST IN LOGAN

Logan is just one of four locations in the world that now has access to Wing's air delivery service, which flies a range of convenience items by air in just minutes. Logan is their largest investment in Australia to date and will play a role in shaping what Wing will do in cities around the world.

"Logan is one of the fastest growing areas of Queensland, so that's a great fit for us because drone delivery makes it much easier for people to get the things they need in rapidly expanding metropolises. Logan is also a very innovative community, and the growth and excitement around the city makes it a great place for us to start our Queensland operations."

James Ryan Burgess
CEO, Wing (an Alphabet company)

FOCUS INDUSTRIES

Warehousing, Distribution and Logistics

The City of Logan is at the epicentre of the rapidly growing South East Queensland region. As population increases, the need for efficient and cost-effective supply chains is critical to meet the demand for freight.

Affordability, land size and convenient access to road and rail networks make Logan an ideal choice for relocation or expansion.

Health & Medical

With identified gaps in healthcare provision in the city and \$550 million in planned investment (with more to be announced in the next 12 months), there is opportunity to expand, lease or buy medical suites in Logan.

Major private and public investment is in the pipeline that will require ancillary healthcare services and will create opportunities for MedTech and BioTech trials.

Manufacturing

Manufacturing is thriving in Australia and Logan presents a great location for manufacturing and advanced manufacturing businesses looking to locate near major transport corridors with access to a large population of customers and workers.

Manufacturing is the city's fifth largest employer and contributes \$1.5 billion or 33.1 per cent of total regional exports.

Drones and UAVs

Logan is fast becoming the drone capital of Queensland. As one of the first locations in the world selected by Wing (an Alphabet company) to launch autonomous drone delivery services, the city is well-positioned to attract companies seeking to establish drone and Unmanned Aerial Vehicle (UAV) test sites. The Logan Office of Economic Development can provide an introduction to Australian industry regulators to help progress approvals for trial flights.

Short-Term Accommodation

Demand metrics on population and business growth alone indicate the potential for 40,000 to 65,000 additional room nights being demanded in the City of Logan. Fundamental drivers of demand include corporate, medical, education, events and leisure.

New investment in the Meadowbrook Health Precinct creates opportunities and demand for medi-hotels and accommodation to support the range of healthcare services in the precinct.



Park Ridge
and Crestmead
industrial estates

A CITY OF OPPORTUNITY



4.1 million

South East Queensland population



500,000

Estimated population of City of Logan by 2032



27,000+

Registered Logan businesses



\$18.9 billion

Infrastructure investment in the pipeline



30–50 minutes

From two international airports and the Port of Brisbane



1.4 million

Visitors to the city annually including 180,000 event visitors



957km²

Land area of the City of Logan

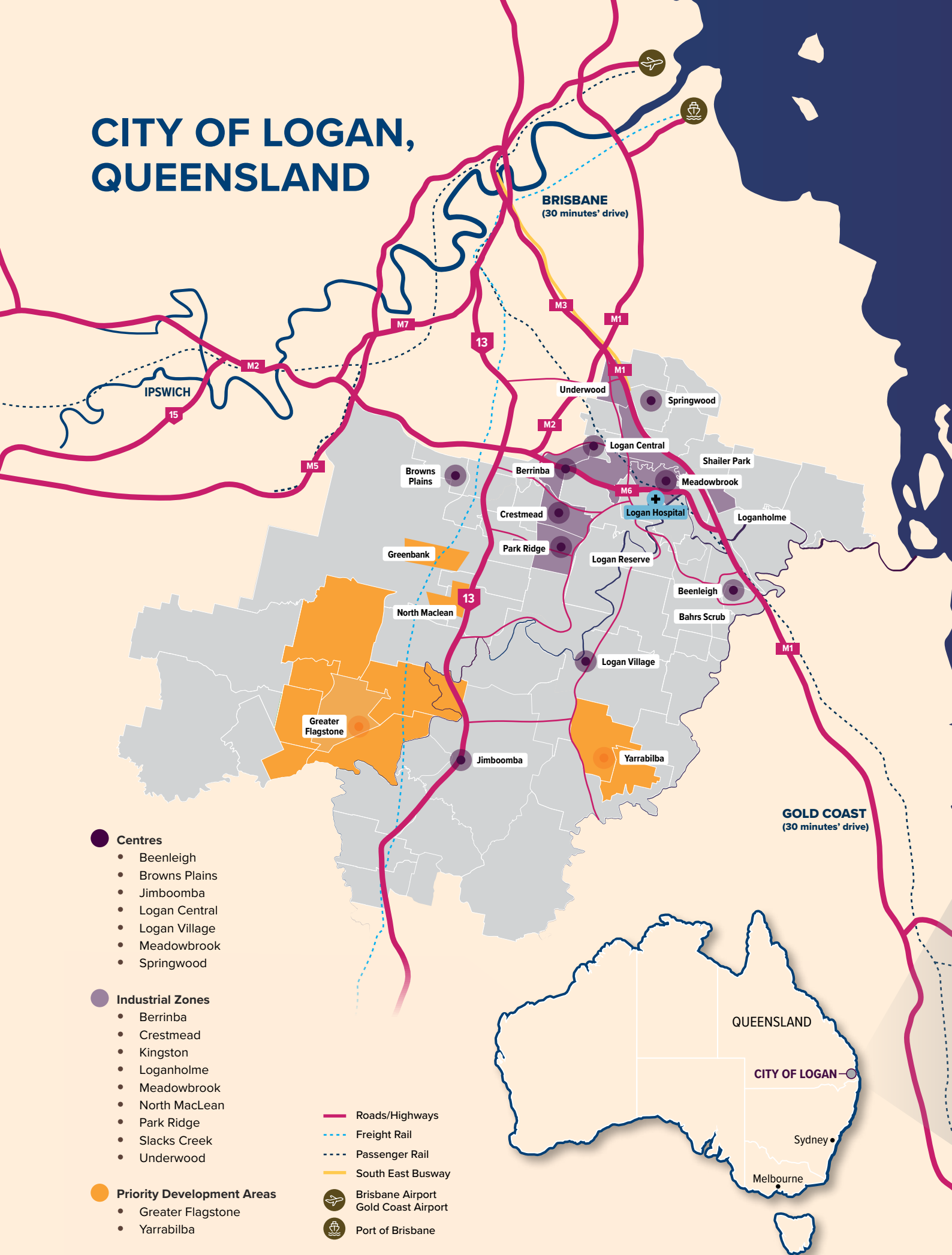


5 motorways

Accessible from the city including Gateway, Logan, Ipswich, Centenary and M1 motorways



CITY OF LOGAN, QUEENSLAND

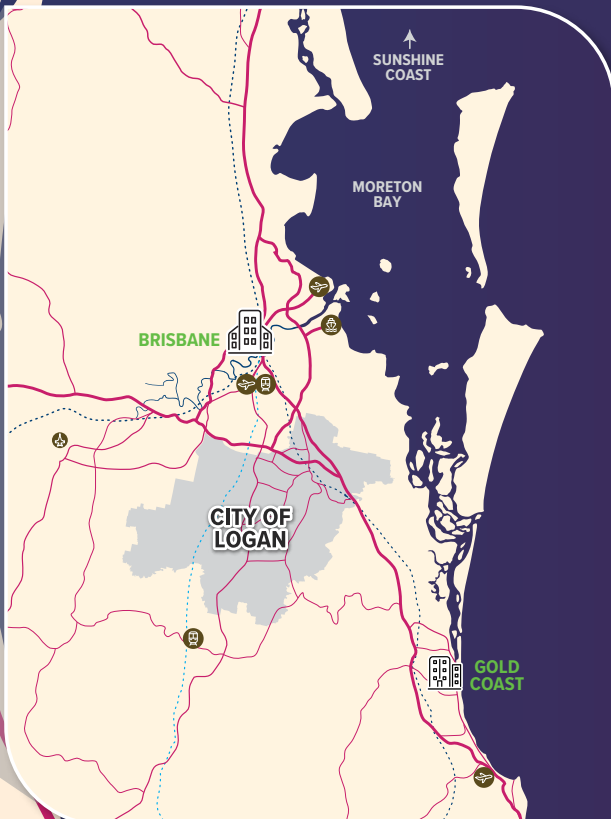




“We’ve built a
global business
right here
in Logan...”

Vu Tran, Go1

World’s largest on-boarding,
compliance and professional
development platform



MAJOR INVESTMENT AND PROJECTS



\$5.7 billion

Logan and Gold Coast
Faster Rail project



\$2 billion

Crestmead Logistics Estate



\$1.2 billion

Infrastructure investment in
Priority Development Areas



\$1 billion

Logan Hospital upgrade



\$750 million

Pacific Motorway upgrades



\$142 million

Logan Indoor Sports Centre



\$20+ million

investment for city centres projects



\$12.5+ million

Zarraffa's Coffee HQ & Distillery
Road Market



COMMERCIAL OPPORTUNITIES

Crestmead Logistics Estate

Due to be constructed over the next five years, the Crestmead Logistics Estate is a ten-stage, \$2 billion project that will deliver 836,000m² of warehousing, business, logistics and manufacturing space. Located in close proximity to the Logan Motorway, Gateway Motorway and Mt Lindesay Highway, the Crestmead Logistics Estate offers ultimate flexibility to either purchase industrial zoned land from areas of 2,000m² and above, or have a purpose built facility designed to your ideal specification for either lease or to purchase.

Berrinba Industrial Estates

Berrinba has fast become a preferred location within south eastern Queensland, benefitting from recent upgrades to the Logan Motorway and Wembley Road

interchange. Berrinba features the Motorway Industrial Park, ESR Gilmore Industrial Estate and Wembley Business Park. Already home to a number of international freight and distribution companies, multiple opportunities exist with sizing flexibility and build and lease options available.

Meadowbrook

As Logan's health, wellbeing and knowledge precinct, Meadowbrook is home to Logan Hospital, Griffith University and a Queensland TAFE campus. Plans are underway for a future private hospital and medical precinct developed by North West, and other projects either planned or in progress include Southwest Medical Centre (UQ Health), Meadowbrook Specialist Health Centre, and Qscan.

Meadowbrook also has industrial and mixed-use sites available, on both sides of the Logan Motorway.

RECENT PROJECTS AND INVESTMENTS

Logan Indoor Sports Centre

As part of the Brisbane 2032 venues delivery program, Logan will be getting a new 9-court, 7000 seat indoor sports and events centre. This will catalyse development and investment in Logan Central with proximity to rail and road transport routes.

Pacific Motorway M1 Eight Mile Plains to Daisy Hill

The \$750m second stage of the Pacific Motorway M1 North upgrade program is currently in progress and includes additional lanes between Eight Mile Plains and Daisy Hill, extension of the South East Busway from Eight Mile Plains to Springwood, and completion of the V1 cycleway link.

Multi-level Infrastructure Agreement

The Queensland Government, Logan City Council and nine key developers signed a landmark agreement to deliver \$1.2 billion of essential infrastructure for the Yarrabilba and Greater Flagstone Priority Development Areas (PDAs).

Logan Hospital Expansion

The Logan Hospital Expansion is one of Queensland's largest ever hospital expansions. The \$1 billion project will deliver a 70 per cent increase on the existing bed capacity, significantly increasing the size of the hospital to meet the needs of the community.

Park Ridge Economic Corridor

The industry zoned area in Park Ridge forms an integral part of the major enterprise and industrial area defined in the Queensland State Government's Regional Plan (ShapingSEQ).

Kingston Butter Factory

Logan City Council is transforming the Kingston Butter Factory Precinct into a world-class arts, culture and entertainment precinct.

The Kingston Butter Factory building has been reimaged as a performing arts and cultural heritage hub, including a living museum. Outside, the spacious 14-hectare grounds have developed into the city's largest purpose-built Outdoor Events Space, with capacity for 5,000 patrons to see national and international acts and host major festivals, markets and community events.



COMPANIES RECENTLY INVESTING IN LOGAN

DHL

Global leader in the logistics industry, specialising in international shipping, courier services and transportation

Zarraffa's Coffee

National specialty coffee company purpose-built national headquarters

Distillery Road Market

South East Queensland's next food experience destination

GO1.com

World's largest on-boarding, compliance and professional development platform

Wing

World-first commercial drone delivery system with multiple sites in Logan

Metcash Hardware

South East Queensland distribution centre for Mitre 10

Pinnacle Hardware

State distribution centre for Bunnings stores

Culture Kings

Globally recognised Australian streetwear brand. New head office at Loganholme and 10,000m² distribution centre at Park Ridge

ATP Science

World-class food supplement manufacturer

Mapletree

39 hectares of Crestmead Logistics Estate, comprising a 200,000m² world-class logistics park

Black Sky Aerospace

One of Australia's most advanced aerospace launch provider, successfully completed Australia's first commercial launch in 2019

Plumbing Industry Climate Action Centre (PICAC)

\$20 million Hydrogen Training Centre of Excellence at Beenleigh to complement the existing world-class training facility

Border Express

Second largest Australian-owned logistics service Queensland regional headquarters and distribution centre

Pan Pacific Recycling

Queensland's first solar panel recycling plant

Rinnai

Queensland distribution centre for leading home appliance manufacturer

BlockTexx

Leading textile recycling company

Huhtamaki

Distribution centre for global specialist in packaging for food and drink

McPhee

Queensland headquarters for one of Australia's largest 3PL providers

Toyota

33,000m² parts distribution centre due to open in 2026

INCENTIVES

Investment Attraction Incentive Fund

The City of Logan Investment Attraction Incentive Fund is available to businesses to attract future investments in key strategic industries, where the nature and scale of the proposed investment will stimulate significant economic and community benefits, diversity and value-add to the wider regional economy beyond the growth of the business itself.

The Fund is a discretionary scheme which seeks to attract and support projects that will deliver the greatest benefits to the City of Logan and is specifically targeted to businesses in the following industries:

- advanced manufacturing
- transport and logistics
- health and medical
- professional and business services
- emerging and innovative industries
- agricultural and bio-technology
- tourism infrastructure.

Infrastructure Incentives

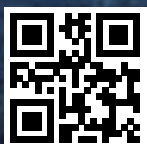
Council has developed two infrastructure agreements designed around incentivising development in Short Term Accommodation and Hotels, and largescale developments within the major centres of Beenleigh and Springwood.

For more information visit: loed.com.au/invest/incentives

How Logan Office of Economic Development can help

- Market intelligence
- Site selection assistance
- Development and investment incentives
- Introductions and connections to supply chains
- Support with the Development Application and approvals process
- Access to government programs and services
- Workforce development





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CITY OF
LOGAN