

# Commercial Property Cash-flow Masterclass Logan Business Update - Google Enters Logan

Welcome to your Masterclass series. This Masterclass we are taking a look at Logan and how Google is moving business to this region.

## Article : Google drone delivery company leases Logan space

<https://www.realcommercial.com.au/news/google-drone-delivery-company-leases-logan-space>

BY MACKENZIE SCOTT | 12 SEPTEMBER 2019



***One of the Google drones. Source: Google.***

Commercial interest in the growing southeast Queensland region of Logan is on the rise with multinationals, led by Google parent Alphabet, and local companies committing more than \$100 million to the area over the past year.

Almost 170,000sqm of commercial property will be tenanted in the region by the end of next year, with businesses ranging from the international tech giant to local hardware brands taking advantage of the City of Logan's location between the Gold Coast, Brisbane and Ipswich.

Much attention has been focused on the Berrinba Industrial Area. Independent hardware chain Mitre 10 recently built a \$50m warehouse spanning 27,000sq m, which is expected to create 110 jobs.

Garage storage company Pinnacle Hardware has also taken up residence with a 14,000sqm distribution centre valued at \$22m.

But most excitement surrounds global tech giant Alphabet — the parent company of Google — that has committed to 15,000sqm to launch the Australian arm of its autonomous drone delivery service, Wing. While no launch date has been set, three local businesses have signed on to the service. Alphabet will also run the operation in Canberra.

Logan City Council’s director of strategy and sustainability, David Hansen, says confidence in the region is high.



***The Berrinba Industrial estate in Logan.***

“This investment is a great example of the increased business confidence we are seeing in Logan as an increasing number of multinational companies now call the City of Logan home,” he says.

“City of Logan is in a premium location near the M1, has great access to major transport nodes and Brisbane International Airport and has plenty of open space.” National coffee franchiser Zarraffa’s has recently relocated from the Gold Coast to Eagleby. A \$20 million investment in a new open-plan head office, roastery and expanded warehousing, packaging and distribution hub spanning 18,000sqm is in the works.

It will stand alongside Zarraffa's founder and managing director Kenton Campbell's \$50 million Distillery Road Market food precinct, set to open before 2021.

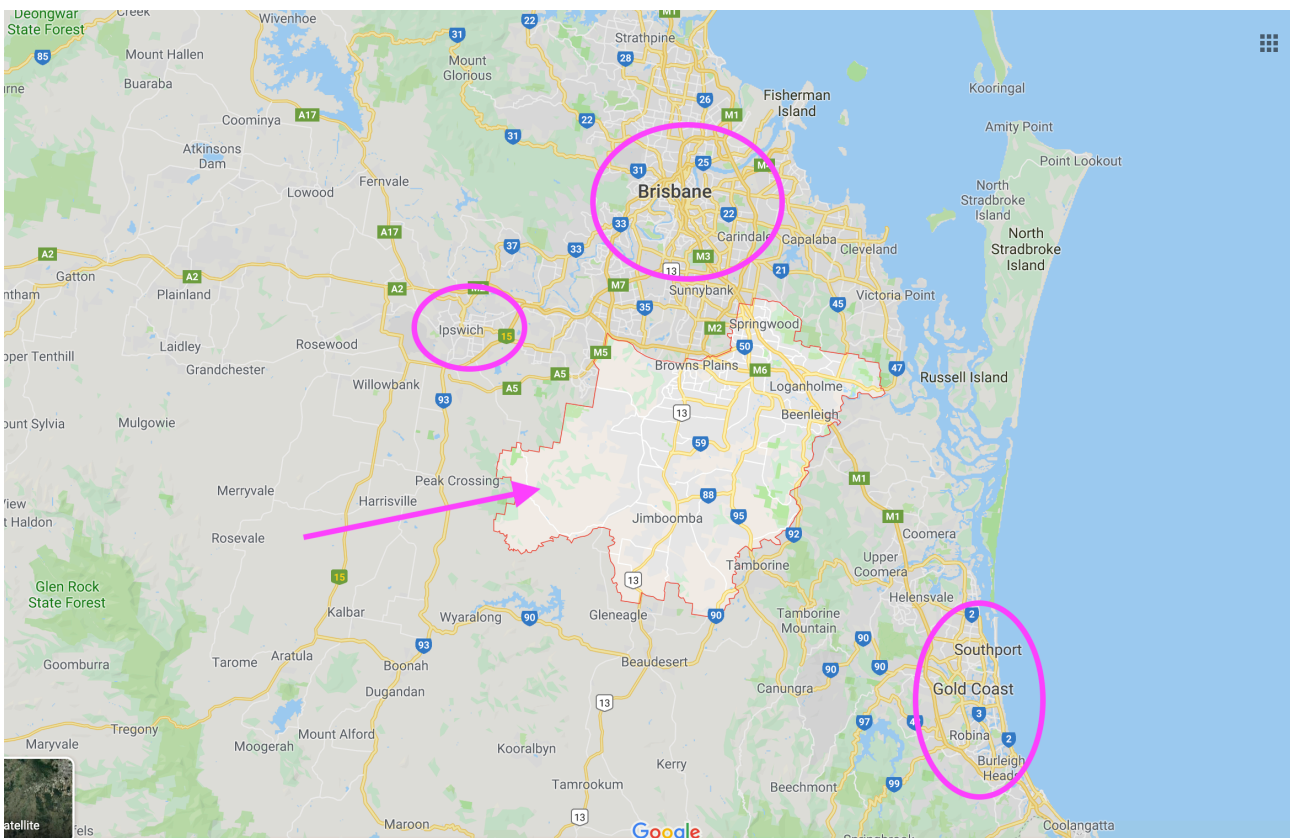
“The alignment and relocation of facilities for Zarraffa's and the launch of Kiwanda Cafe also signifies the start of an incredible destination opportunity within our new home at Distillery Road Market,” Campbell says.

Recent biannual economic analysis of the region showed a 3.9% GRP increase for 2017-18 of \$11.77 billion. Last financial year, the number of businesses based in Logan grew by 3.4% to 21,978, while jobs increased 7.8% to 115,575.

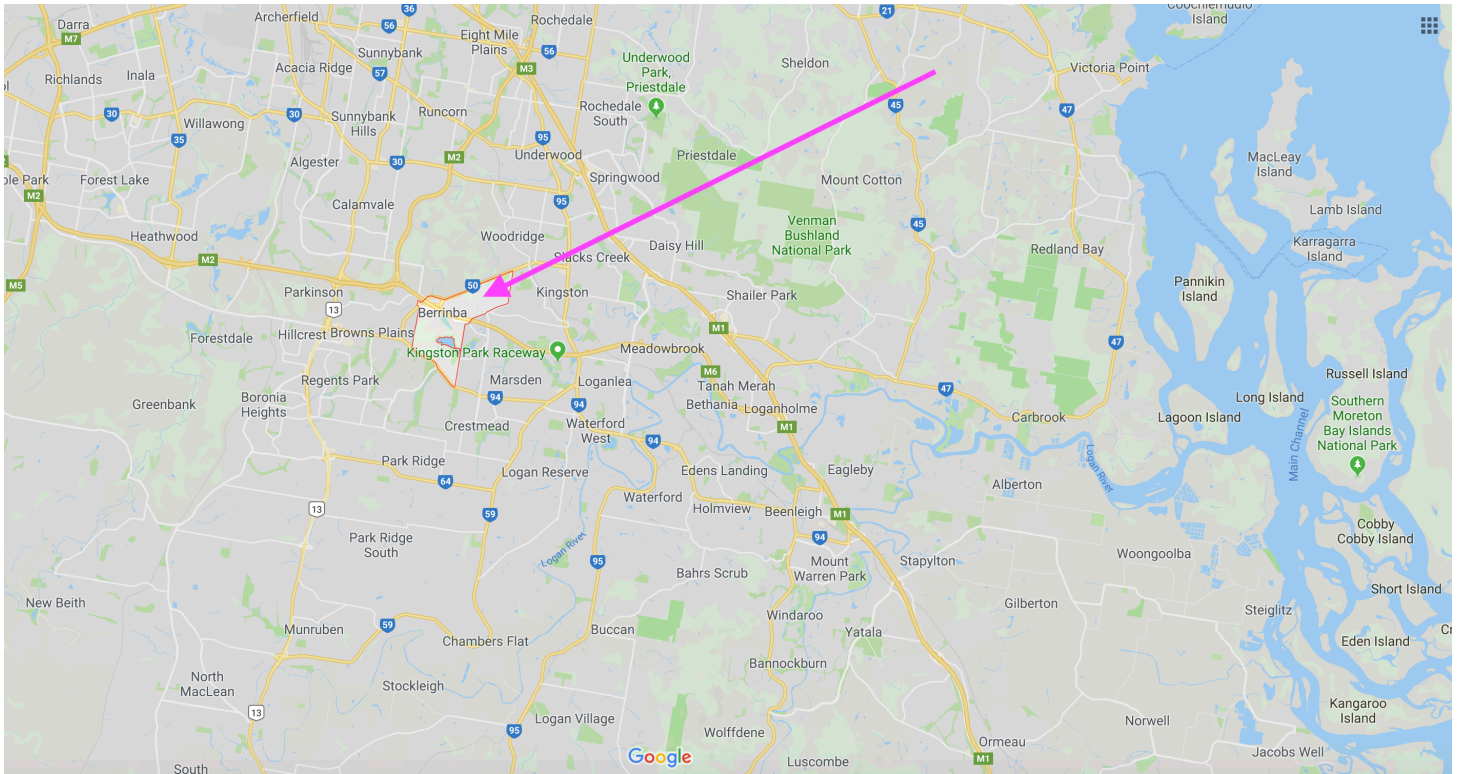
## A Quick Look at Logan

### Location

- Nestled between Brisbane, Gold Coast and Ipswich



# Berrinba Industrial Estate



## Demographics

- Population over 303,000 in 2016
- Mostly working residents
- **Industry Of Employment**

Hospitals (except Psychiatric Hospitals)	4,285	3.2	91,756	4.3	411,808	3.9
Supermarket and Grocery Stores	3,919	3.0	52,291	2.4	254,275	2.4
Road Freight Transport	3,551	2.7	28,785	1.3	129,528	1.2
Primary Education	3,040	2.3	54,394	2.5	231,198	2.2
Takeaway Food Services	2,878	2.2	41,958	2.0	189,447	1.8

### • Top 4 occupations

Technicians and Trades Workers	21,527	16.3	305,441	14.3	1,447,414	13.5
Clerical and Administrative Workers	19,730	15.0	291,317	13.6	1,449,681	13.6
Professionals	17,417	13.2	423,917	19.8	2,370,966	22.2
Labourers	17,001	12.9	225,268	10.5	1,011,520	9.5
Machinery Operators and Drivers						

# 2016 Census QuickStats

Australia | Queensland | Local Government Areas

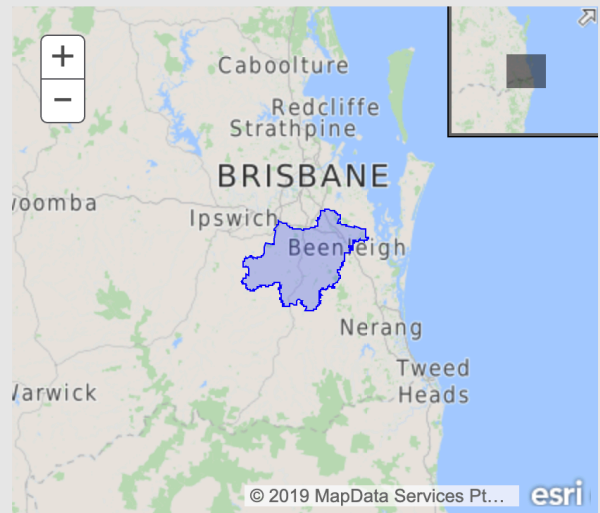
## Logan (C)

Code LGA34590 (LGA)

[Search for a Community Profile](#)

QuickStats Search

GO



	<b>People</b>	<b>303,386</b>
	Male	49.4%
	Female	50.6%
	Median age	34
	<b>Families</b>	<b>79,441</b>
	Average children per family	
	for families with children	2
	for all families	0.9
	<b>All private dwellings</b>	<b>109,876</b>
	Average people per household	2.9
	Median weekly household income	\$1,416
	Median monthly mortgage repayments	\$1,733
	Median weekly rent	\$335
	Average motor vehicles per dwelling	2

### People

includes demographics & education | cultural & language diversity | employment

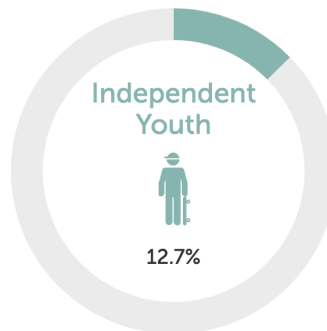
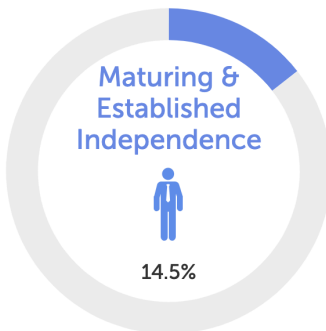
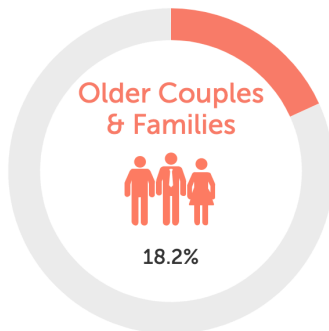


## The lifestyles and people of Logan Central

The lifestyle of a suburb is often influenced by who lives there.

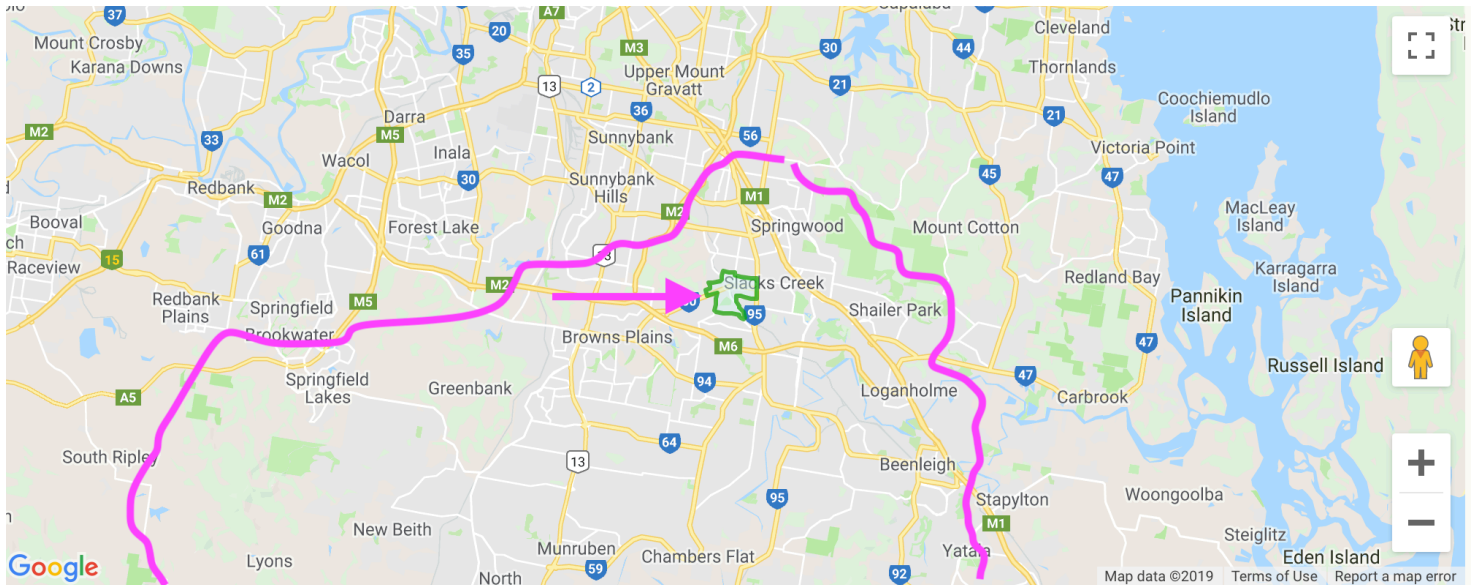
Top 3

Details



## Residential property statistics

- Logan Central- a tiny part of the Logan district has high gross yields for residential property 5.9% for houses and 7.7% for units.



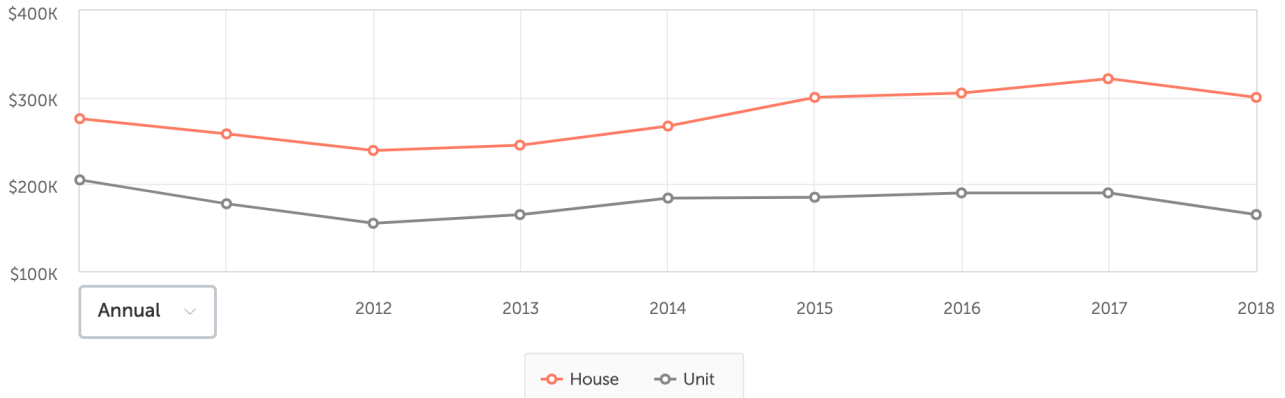
# Median property price

For more information on what exactly a median price means, have a read of this article on our [Blog](#)

House

Units

Trend



## Logan Central QLD 4114

Houses Units

Upgrade to Premium



Here you can find what you need to know about **Logan Central, QLD**, including house prices in the area, median values, annual growth, recent sale prices, maps, a suburb profile and much more.

### Suburb Insights for Units in last 12 months

At a Glance

**\$175k**

Median Sale Price ⓘ

(National Average \$438k)



**-2.78%**

Median Price Change (1 yr) ⓘ

(National Average 2.10%)



**\$260<sub>pw</sub>**

Median Rent ⓘ

(National Average \$390)



**7.7%**

Median Gross Yield ⓘ

(National Average 4.63%)



# Logan Central

QLD 4114

Houses Units

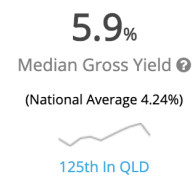
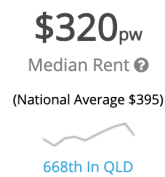
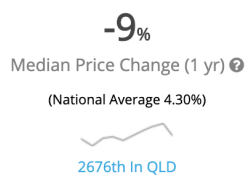
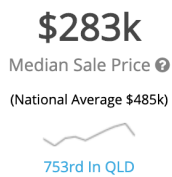
Upgrade to Premium



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At a Glance



## Resources:

<https://profile.id.com.au/logan>

[https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/LGA34590?opendocument](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA34590?opendocument)

<https://www.logan.qld.gov.au/about-logan/living-in-logan/statistics-and-facts>

<https://www.realestate.com.au/neighbourhoods/logan-central-4114-qld>

<https://www.propertyvalue.com.au/suburb/logan-central-4114-qld>

<https://www.domain.com.au/suburb-profile/logan-central-qld-4114>

<https://www.realcommercial.com.au/news/google-drone-delivery-company-leases-logan-space>