



# Industrial eyes the southwest

**CHRIS HERDE**

BRISBANE's southwest corridor will top the list for industrial land sales next year, with the region having the highest number of current and future industrial land developments in southeast Queensland.

A Cushman & Wakefield report found the region centred around Rochedale, Redbank, Wacol and Heathwood has 13 planned and active industrial estates comprising a total 300ha.

Cushman & Wakefield director for industrial Corey Bott said the southwest accounted for about 40 per cent of land take-up in the greater Brisbane region since 2008. And he expects this trend to continue as business confidence improves.

"Developers are becoming much more proactive in pro-

ducing industrial land because they see the demand is there to keep pace with the introduction of new land supply," he said.

"The take-up rate is improving, which creates a cycle of business confidence that will set the tone heading into 2017."

JLL director for industrial Gary Hyland said current and future land supply was limited for purchasers looking for lots under 1ha.

"The trend in recent years has been towards larger industrial lots with limited opportunity to subdivide or amalgamate to suit business requirements," he said.

"Over the past year this has started to change with the in-

roduction of Brisbane's new western business district – Metroplex Westgate in Wacol, with sites ranging from about 3000sq m to 25,000sq m."



**UPBEAT:** JLL's Gary Hyland and Cushman & Wakefield's Corey Bott at Metroplex Westgate.