



## Large Format Warehousing Facility of 8,893sqm

Yatala QLD 4207

### For Sale/Lease

- High clearance warehouse of 8,493sqm
- Multiple electricity operated roller doors 6m high x 6m wide
- 400sqm of two level corporate office
- Dual 10m wide driveway crossovers
- 12m deep full length all weather awning
- Efficient construction providing sustainability and energy savings
- Empire Estate is the largest industrial estate on the Gold Coast
- Call Exclusive Agent to discuss requirements

This property is situated in Empire Industrial Estate the largest industrial estate on the Gold Coast which forms part of the Yatala Enterprise Area. Ideally located between the two largest consumer markets of Brisbane and the Gold Coast with direct access from the M1 via Exit 38 and Exit 41 in both north and south directions. Empire Industrial Estate will contribute over a billion dollars to the Gold Coast economy and create thousands of jobs for surrounding areas.

\* subject to Council approval

**PRICE GUIDE:** Contact Exclusive Agent

Property ID:	1P4017
Suburb:	Yatala
Property Type:	Industrial
Land Size:	20613 sqm
Building Size:	8893 sqm



**Paul Bates**

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