



## Brand New 1,357.7sqm Warehouse and Office

6 (Lot 13) Aliciajay Circuit Yatala QLD 4207

### For Sale/Lease

- Brand new 1,357.7sqm warehouse and office
- 1,150sqm clearspan warehouse
- 8m minimum internal height rising to 10m
- 207sqm of office and amenities over two levels
- First floor features carpet and ducted air conditioning
- Two 6m x 6m wide electric roller doors
- 2,200sqm site area with dual driveways
- Designated internal wash bay area
- Contact Exclusive Agent Corwells Commercial Property to discuss

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.

Property ID:	1P4281
Suburb:	Yatala
Property Type:	Industrial
Building Size:	1357 sqm
Car Space:	20



**Paul Bates**

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