



## 706.1sqm Warehouse and Office

1/21 Avatonbell Drive Yatala QLD 4207

### For Lease

- Tenancy 1: 706.1sqm total building area
- Includes 524.9sqm clearspan warehouse
- Includes 56sqm ground floor showroom/office and amenities
- Includes 125.2sqm mezzanine office and amenities
- One of two tenancies in a fully fenced and gated site
- Can be leased together totalling 1,412.2sqm
- Access via dual concrete crossovers
- Warehouse is accessed via container height roller doors
- Building is completed and ready to occupy

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.

**PRICE GUIDE:** Contact Exclusive Agents

Property ID:	1P4299
Suburb:	Yatala
Property Type:	Industrial
Building Size:	706 sqm
Zoning:	Medium Impact Industry



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