



## New 1,542sqm Warehouse and Office

5 (Lot 6) Aliciajay Circuit Yatala QLD 4207

### For Sale/Lease

- New 1,542sqm warehouse and office
- 1,263sqm clearspan warehouse
- Incl. 279sqm of office/showroom/storage over two levels\*
- High internal clearance in warehouse
- 2,475sqm site with two 10m wide crossovers
- First floor features carpet and ducted air conditioning
- 3x 6m x 6m electric roller doors
- Functional design and high quality fittings
- Contact Exclusive Agent Corwells 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.

**PRICE GUIDE:** Contact Exclusive Agents

Property ID: 1P4306  
Suburb: Yatala  
Property Type: Industrial  
Land Size: 2475 sqm  
Building Size: 1542 sqm



**Paul Bates**

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