



## 1,501.8sqm Warehouse and Office

1/25 Avatonbell Drive Yatala QLD 4207

### For Lease

- Tenancy 1: 1,501.8sqm total building area
- Incl 1,302.1sqm clearspan warehouse
- Incl 58sqm ground floor showroom/office and amenities
- Incl 141.7sqm mezzanine office and amenities
- One of two tenancies, in a fully fenced and gated site
- Can be leased together totaling 3001.90sqm
- Access via dual concrete crossovers
- Warehouse is accessed via three container height roller doors

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 Agent

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Property ID:	1P4321
Suburb:	Yatala
Property Type:	Industrial
Building Size:	1502 sqm
Zoning:	Medium Impact Industry

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