



## New 998sqm Building in Zoned High Impact Industry

Building 6/83 Burnside Road Stapylton QLD 4207

### For Lease

- 998sqm total building area
- Incl. 821.1sqm clearspan warehouse
- Incl. 59.9sqm ground floor office with lunchroom, toilets and shower
- Incl. 117sqm first floor office with lunchroom and toilets
- Internal height of 7.5m rising to 8.4m underbeam
- 6m wide x 6m high roller door
- Concrete hardstand to the front of the complex
- Located in a High Impact Industry zoning
- Contact Exclusive Agent Corwells to inspect

Stapylton is located midway between Brisbane and the Gold Coast and has direct access to the M1/Pacific Highway via Exit 38. Stapylton forms part of the Yatala Enterprise Area (YEA), which is the largest zoned industrial land area in the Gold Coast and is the city's leading industrial precinct.

**PRICE GUIDE:** Contact Exclusive Agents

|                |                      |
|----------------|----------------------|
| Property ID:   | 1P4342               |
| Suburb:        | Stapylton            |
| Property Type: | Industrial           |
| Building Size: | 998 sqm              |
| Zoning:        | High Impact Industry |



**Luke Mullen**  
07 3056 0588



**Sam Griffiths**



10/61 Cuthbert Drive, Yatala QLD 4207

[www.corwells.com.au](http://www.corwells.com.au)

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