



## Affordable Development Opportunity or Owner Occupier Site

**6 Lot 36 Blue Rock Drive Yatala QLD 4207**

### For Sale

- Lot 36: 2,200sqm - Stage 5 Empire Industrial Estate
- Titled lot, ready to purchase
- Lot design allows for maximum site coverage and building efficiency
- Lot is serviced, compacted and ready to build
- Elevated flood free estate with infrastructure credits
- 23m wide internal roads for heavy vehicle articulation
- Unique lot size within new estate
- Land and building packages available - Lease or Buy
- CCTV monitoring and security patrol services available
- Contact Exclusive Agents for more information

Empire Industrial Estate is the largest industrial estate on the Gold Coast, located in the Yatala Enterprise Area, covering over 127ha (312 acres). Once completed, Empire Industrial Estate will host 550,000sqm of building cover in 10 staged lots ranging from 2,000sqm to 300,000sqm.

**PRICE GUIDE:** Contact Exclusive Agents

Property ID: 1P4442  
Suburb: Yatala  
Property Type: Development  
Land Size: 2200 sqm



**Paul Bates**

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