



## New Dual Tenancies of 908sqm to 1,816sqm

3 & 4/6 Octal Street Yatala QLD 4207

### For Lease

Each tenancy consists of the following features:

- 908sqm warehouse and office
- Incl. 766.4sqm clearspan warehouse and two roller doors
- Incl. ground floor showroom/office and amenities
- Incl. 141.6sqm office and amenities on mezzanine level
- Can be leased together totaling 1,816sqm
- Excellent truck access via concrete driveway
- Rear roller door leading to hardstand at rear of building
- Whole site is fully fenced with electrically operated gate
- Contact Exclusive Agent Corwells Commercial Property to discuss

This unique opportunity is situated in the heart 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.

**PRICE GUIDE:** Contact Exclusive Agent

Property ID: 1P5113  
Suburb: Yatala  
Property Type: Industrial  
Building Size: 908 sqm



**Paul Bates**

0423 699 966



10/61 Cuthbert Drive, Yatala QLD 4207

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

07 3056 0588