



## 491sqm Brand New Corporate Unit with M1 Signage Opportunities

9/61 Cuthbert Drive Yatala QLD 4207

### For Sale

- 491sqm industrial strata titled unit
- Incl. 351sqm warehouse and amenities
- Incl. 140sqm mezzanine office
- Ducted air-conditioning and commercial finishes on mezzanine level
- Clearspan warehouse with 7.5m to 8.4m internal height
- Located in a functional complex with container set down area
- Complex benefits from 88 car parks including four beneath office
- Elevated position with an abundance of exposure to the M1 Motorway
- Detailed information pack available upon request
- Never to be repeated, call now to discuss

### PRICE GUIDE: Contact Exclusive Agents

Property ID:	1P5200
Suburb:	Yatala
Property Type:	Industrial
Building Size:	491 sqm



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