



## 1,070sqm Warehouse and Office - Excellent Exposure

2/31 Dixon Street Yatala QLD 4207

### For Lease

- 878sqm clearspan warehouse
- 191.6sqm of two level office
- 1,070sqm building and office
- 7m internal height rising to 8.6m under beam
- Office areas feature carpet and ducted air conditioning
- Suitable for warehouse and industry use
- Two 5m x 6m wide electric roller doors
- Rear yard accessed via rear roller door
- Great exposure to the M1 Motorway
- 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: 1P5450  
Suburb: Yatala  
Property Type: Industrial  
Building Size: 1069 sqm



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