



## Freestanding Industrial Premises with Yard

2 Binary Street Yatala QLD 4207

### For Sale

- Priced to sell - \$1,075,000 + GST (if applicable)
- 600sqm\* industrial building and office
- 557sqm\* of clearspan warehouse area
- Side storage area with warehouse access
- 43sqm\* of office and amenities area
- 2,327sqm\* of land area
- Large storage yard area
- Dual driveway access
- Contact Exclusive Agents to inspect today

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.

\*Approximately

### PRICE GUIDE: Contact Exclusive Agents

Property ID:	1P5462
Suburb:	Yatala
Property Type:	Industrial
Land Size:	2327 sqm
Building Size:	600 sqm



**Paul Bates**

0423 699 966



**Sam Griffiths**



10/61 Cuthbert Drive, Yatala QLD 4207

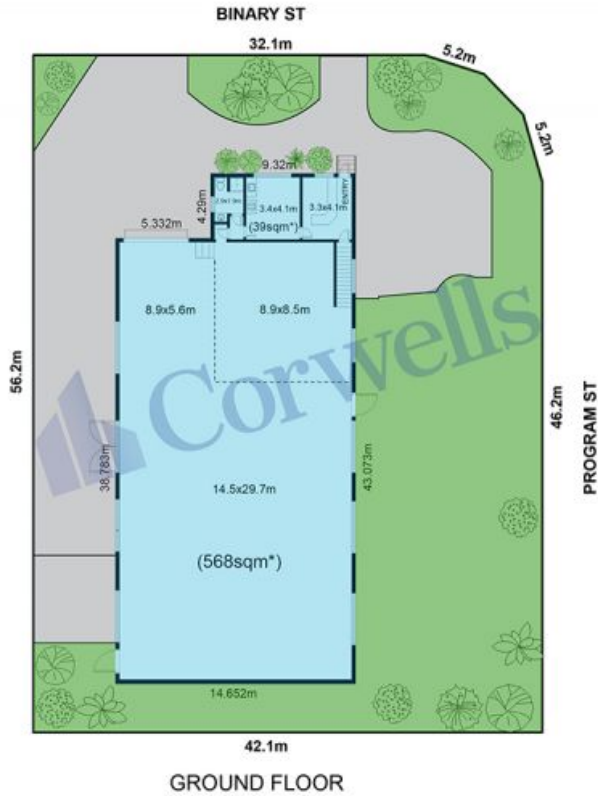
[www.corwells.com.au](http://www.corwells.com.au)

07 3056 0588

**Schedule for 2 Binary Street, Yatala**  
Warehouse: 568sqm\*  
Office & Amenities: 39sqm\*  
Total: 607sqm\*



UNAPPROVED  
FIRST FLOOR  
MEZZANINE



GROUND FLOOR

\*This floor plan is intended as a guide only. Layout dimensions are approximate. No representations or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.