



## New 2,578sqm Industrial Building

68 Computer Road Yatala QLD 4207

### For Lease

- 2,578sqm\* total building area
- Incl. 2,294sqm\* warehouse area
- Incl. 284sqm\* office and amenities over two levels
- Amenities include toilets, shower and lunchroom
- Four 5m x 5m wide roller doors
- 5 metre wide awning above roller doors
- Exclusive fenced and gated front concrete yard
- May suit manufacturing or warehousing
- Potential to install a gantry crane\*\*
- Located in High Impact Industry zoning
- Can be leased individually or combined
- Contact Exclusive Agents Corwells Commercial Property

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.

\*To be built

\*\*Subject to pre-commitment

**PRICE GUIDE:** Contact Exclusive Agent

Property ID:	1P5972
Suburb:	Yatala
Property Type:	Industrial
Land Size:	4294 sqm
Building Size:	2578 sqm
Zoning:	High Impact Industry



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