



## Priced to Sell, Functional Building with Yard

**2/93 Pearson Road Yatala QLD 4207**

### For Sale

Introducing 2/93 Pearson Road, Yatala, a modern industrial unit in one of Gold Coast's best designed complexes.

- 850sqm of total building area
- Incl. 654sqm of clearspan warehouse area
- Incl. 119sqm of corporate air-conditioned first floor office
- Incl. 77sqm of ground floor reception/amenities
- 196sqm of rear yard accessed via dual container height roller doors
- Ample onsite car parks including two covered
- Functional complex catering for heavy vehicle articulation

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:	1P6509
Suburb:	Yatala
Property Type:	Industrial
Building Size:	850 sqm
Zoning:	Medium Impact Industry
Car Space:	14



**Sam Griffiths**



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