



## Modern 1,359sqm Warehouse and Office

2/13 Access Avenue Yatala QLD 4207

### For Lease

- 1,228sqm clearspan warehouse and ground floor office
- 131sqm first floor office, fully air conditioned
- Building accessed via two container height roller doors
- Two rear roller doors leading to concrete courtyard, great for ventilation
- Two driveways and crossovers
- Fully fenced and gated site
- Direct access to M1 via Exit 38
- Contact Exclusive Agents to inspect

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 Agents

Property ID:	1P5493
Suburb:	Yatala
Property Type:	Industrial
Building Size:	1359 sqm
Zoning:	Low Impact Industry



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