



## New 1,425.55sqm\* Warehouse and Office

14 Blue Rock Drive Yatala QLD 4207

### For Lease

- Under construction - due for completion in March 2022
- Incl. 1,122.83sqm\* clearspan warehouse - 7.5m to 9m height under beam
- Incl. 302.72sqm\* office and amenities (132.07sqm GF & 170.65sqm FF)
- Suitable area for showroom or multiple offices on ground floor
- Both levels have commercial grade flooring and air conditioning
- Kitchens and lunch rooms on both levels
- Building positioned on 2,200sqm of land
- Two 6m x 6m roller doors, wash bay area and 3 phase power
- Dual driveways allowing easy access for large articulated vehicles
- Contact Exclusive Agent Corwells to discuss your requirements

**PRICE GUIDE:** Contact Exclusive Agent

Property ID:	1P6712
Suburb:	Yatala
Property Type:	Industrial
Land Size:	2200 sqm
Building Size:	1425 sqm
Car Space:	19



**Paul Bates**

0423 699 966



10/61 Cuthbert Drive, Yatala QLD 4207

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

07 3056 0588