



## Corporate Office / Warehouse with Loading Docks

29-35 Gassman Drive Yatala QLD 4207

### For Sale

- 3,074sqm of total building area on a 6,133sqm site
- Building 1: 1,013sqm warehouse, 415sqm office and showroom
- Building 2: 1,278sqm warehouse, 368sqm office, showroom and amenities
- Additional 469sqm of enclosed warehouse \*\*
- Two separate sunken loading dock areas
- High clearance warehouse areas with 3 phase power throughout
- Building 2 currently tenanted on a short term basis
- Options to occupy part of or the entire building

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.

\*\*Not Council Approved

### PRICE GUIDE: Offer to Purchase

Property ID:	1P6828
Suburb:	Yatala
Property Type:	Industrial
Land Size:	6133 sqm
Building Size:	3074 sqm
Zoning:	Low Impact Industry



**Sam Griffiths**



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