



## New 683sqm Industrial Tenancy

4/12 Nyholt Drive Yatala QLD 4207

### For Lease

- New tilt panel warehouse and office
- 683.6sqm total building area
- Incl. 188.4sqm of office and amenities over two levels
- Incl. 495.2sqm of clearspan warehouse
- Minimum 7.5m internal clearance
- Ducted air-conditioning and quality construction and finishes
- Generous concreted areas for loading and unloading
- Fully fenced and secure development
- Contact Corwells the Exclusive Agent 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: 1P6847  
Suburb: Yatala  
Property Type: Industrial  
Building Size: 683.6 sqm



**Paul Bates**

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