



## Fully Leased 20,600sqm Industrial Site with Recycling Use

**Lot 106 Flame Trees Drive Yatala QLD 4207**

### For Sale

On behalf of the Vendor, Corwells are pleased to offer Lot 106 Flame Trees Drive, Yatala for Sale via Offers to Purchase.

#### Features include:

- 20,600sqm\* industrial site with improvements
- Fully leased to Queensland Metal Recyclers
- Medium Impact Industry with High Impact approval for part of site approved for recycling use
- Flood free with an elevation of 56m\*
- Estate has centralised stormwater detention, maximizing site coverage
- Extensive site works include:  
Power, water, sewer, stormwater and NBN to be delivered to site. 2x council approved industrial buildings and offices (1,291sqm\*) with large concrete apron to part of site.

Contact Exclusive Agent Paul Bates of Corwells to discuss.

Title subject to final Gold Coast City Council approval for reconfiguration (expected late 2022\*)

#### PRICE GUIDE: Offers to Purchase

Property ID:	1P7234
Suburb:	Yatala
Property Type:	Development
Land Size:	20600 sqm
Zoning:	Medium impact industry with High Impact approval for part of site approved for recycling use



**Paul Bates**

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