



## 384sqm\* Brand New Industrial Warehouse with Direct M1 Access

2/64 Pearson Road Yatala QLD 4207

### For Sale

- 384sqm\* total building area
- Incl. 320sqm\* clearspan warehouse
- Incl. 64sqm\* office area over two levels
- Four exclusive use car parks including two undercover
- Brand new strata complex with direct M1 access
- High quality finishes with air-conditioning throughout office area
- Truck access with container drop areas and drive around access
- Ideal positioning minutes to the M1 Pacific Motorway
- Contact Exclusive Agent Corwells Commercial Property for more information

Aspire is conveniently located midway between Brisbane and the Gold Coast within the hub of the YEA (Yatala Enterprise Area). All connection roads within the estate have been designed to cater for B-double and heavy transport vehicles and runs directly into the Estate from the M1 Motorway (Pacific Highway) and via Beaudesert.

\*Approximately

**PRICE GUIDE:** Contact Exclusive Agent

Property ID:	1P7390
Suburb:	Yatala
Property Type:	Industrial
Building Size:	384 sqm
Car Space:	4



**Paul Bates**  
0423 699 966



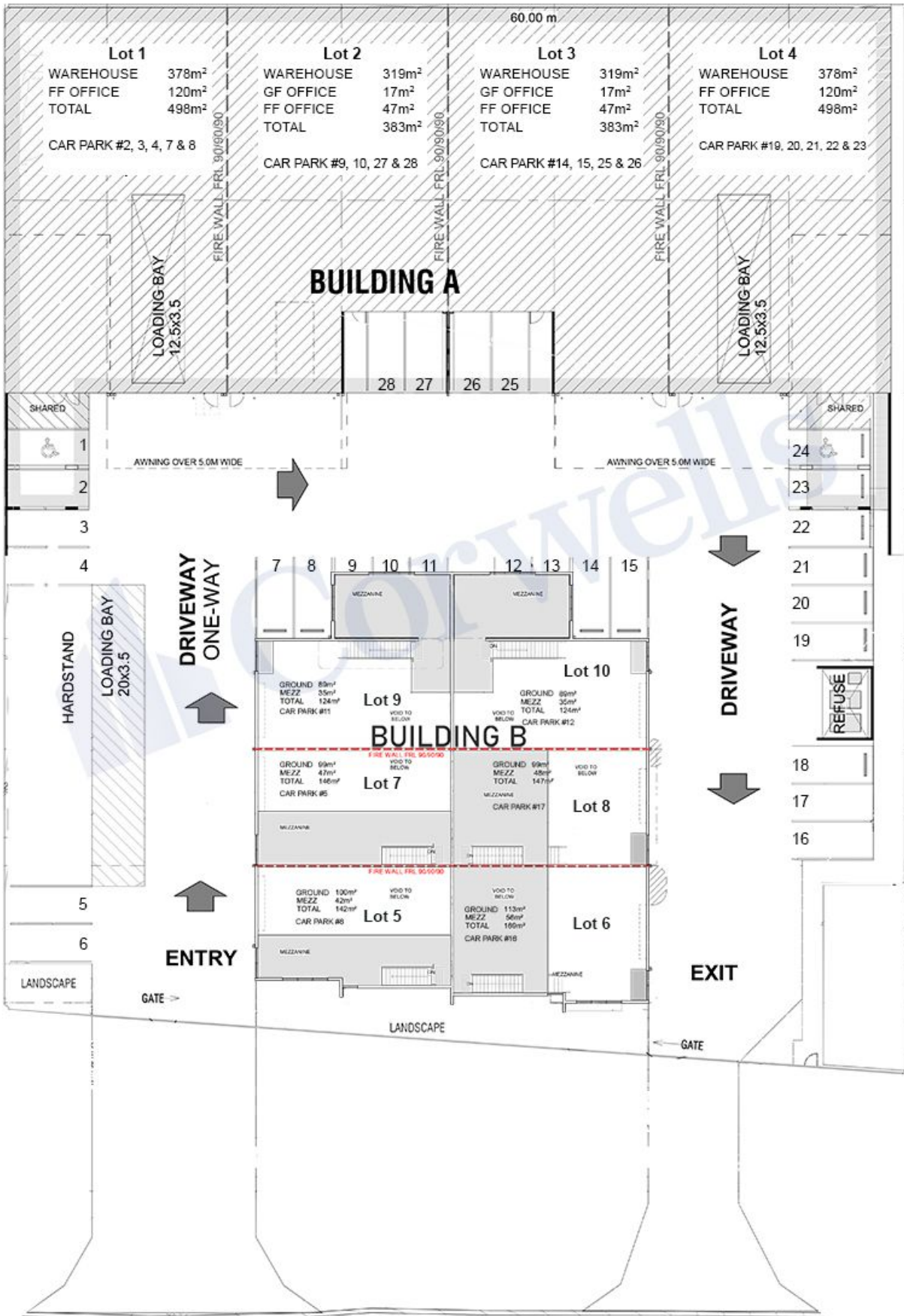
**Matthew Williams**  
0401 045 369



10/61 Cuthbert Drive, Yatala QLD 4207

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

07 3056 0588



**Lot 1**

WAREHOUSE	378m <sup>2</sup>
FF OFFICE	120m <sup>2</sup>
TOTAL	498m <sup>2</sup>

CAR PARK #2, 3, 4, 7 & 8

**Lot 2**

WAREHOUSE	319m <sup>2</sup>
GF OFFICE	17m <sup>2</sup>
FF OFFICE	47m <sup>2</sup>
TOTAL	383m <sup>2</sup>

CAR PARK #9, 10, 27 & 28

**Lot 3**

WAREHOUSE	319m <sup>2</sup>
GF OFFICE	17m <sup>2</sup>
FF OFFICE	47m <sup>2</sup>
TOTAL	383m <sup>2</sup>

CAR PARK #14, 15, 25 & 26

**Lot 4**

WAREHOUSE	378m <sup>2</sup>
FF OFFICE	120m <sup>2</sup>
TOTAL	498m <sup>2</sup>

CAR PARK #19, 20, 21, 22 & 23

**BUILDING A**

**BUILDING B**

