



## 2,065sqm New Industrial Facility

39 Warehouse Circuit Yatala QLD 4207

### For Lease

- For Lease | 2,065.2sqm of total building area
- Incl. 1,489.4sqm of clearspan warehouse
- Incl. 575.8sqm of air conditioned office over two levels
- Building positioned on 2,923sqm\* of land
- Male and female amenities, shower and lunchrooms
- Minimum 7.5m internal clearance to underside of beam
- Three phase power with four 6m x 6m electric roller shutter doors
- Dual driveways allowing easy access for large articulated vehicles
- Contact Exclusive Agents Corwells Commercial Property 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 Agent

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Property ID:	1P7562
Suburb:	Yatala
Property Type:	Industrial
Land Size:	2923 sqm
Building Size:	2065 sqm

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**Paul Bates**

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