



## Under Construction 1,505sqm\* Warehouse and Office

Yatala QLD 4207

### For Sale/Lease

- For Lease | 1,505.4sqm\* concrete tilt panel warehouse and office
- Incl. 1,225.9sqm\* clearspan warehouse with LED high bay lighting
- Incl. 279.5sqm\* office over two levels with amenities and shower
- 8m under beam minimum internal warehouse clearance
- Building positioned on 2,333sqm\* of industrial land
- Commercial grade flooring and air-conditioning on both levels
- Three 6m x 6m roller doors, and 3 phase power to board
- Rear personnel door for ventilation and potential for compressor area
- Dual driveways allowing easy access for large articulated vehicles
- Construction commenced - Completion due August 2024\*
- Contact Exclusive Agent Paul Bates for further information

**PRICE GUIDE:** Contact Exclusive Agent

Property ID:	1P7594
Suburb:	Yatala
Property Type:	Industrial
Land Size:	2333 sqm
Building Size:	1505.4 sqm



**Paul Bates**

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