



## 1,032sqm Industrial Warehouse or Combine for 2,065sqm Facility

39 Lot 31 Warehouse Circuit Yatala QLD 4207

### For Lease

For Lease | Each Tenancy consists of:

- 1,032.6sqm of total building area
- Incl. 744.7sqm of clearspan warehouse
- Incl. 92.5sqm of ground floor air conditioned office/display
- Incl. 195.4sqm of first floor air conditioned office
- Building can be combined for a total of 2,065.2sqm
- Male and female amenities, shower and lunchrooms
- Separate access to each of the premises
- Minimum 7.5m internal clearance to underside of beam
- Three phase power and dual 6m x 6m electric roller shutter doors
- 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:	1P7686
Suburb:	Yatala
Property Type:	Industrial
Building Size:	1032.6 sqm

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**Paul Bates**

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