



## Brand New 1,551sqm\* Warehouse and Office

**16 Warehouse Circuit Yatala QLD 4207**

### For Lease

Corwells are pleased to exclusively present this opportunity for Lease.

- For Lease | 1,551.3sqm\* concrete tilt panel warehouse and office
- 1,226.9sqm\* clearspan warehouse with min 7.5m internal clearance
- 140.1sqm\* of ground floor office/showroom or trade display
- 184.3sqm\* of first floor open plan office with natural lighting
- Commercial grade flooring, air-conditioning, shower and lunchrooms
- 2,393sqm\* site, dual driveways with easy access for large articulated vehicles
- Three 6m x 6m roller doors, LED lighting and 3 phase power to board
- 5m x 33m awning providing an undercover loading/unloading area

Contact Corwells the Exclusive Agents for further information

### PRICE GUIDE: Contact Exclusive Agent

Property ID:	1P7691
Suburb:	Yatala
Property Type:	Industrial
Land Size:	2393 sqm
Building Size:	1551.3 sqm



**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