



## 1,070sqm Building - Direct M1 Motorway Exposure

2/31 Dixon Street Yatala QLD 4207

### For Lease

- For Lease | 1,070sqm total building area
- Incl. 878sqm of clearspan warehouse
- Incl. 191.6sqm of office over two levels
- Internal warehouse height of 7m rising to 8.6m under beam
- Office areas include carpet and ducted air-conditioning
- Suitable for warehouse and industry use
- Two 5m x 6m wide electric roller doors
- Rear yard accessed via rear roller door
- Dual driveways allowing ease of access for articulated vehicles
- Massive exposure to the M1 Motorway
- Lessee moving to larger premises
- Contact Exclusive Agent Corwells Commercial Property to discuss

**PRICE GUIDE:** Under Offer

Property ID: 1P7760  
 Suburb: Yatala  
 Property Type: Industrial  
 Building Size: 1069.6 sqm



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