



## 714.1sqm Warehouse and Office

2/17 Blue Rock Drive Yatala QLD 4207

### For Lease

- For Lease | 714.1sqm total building area
- Incl. 511.5sqm warehouse area with 40mpa concrete floor
- Incl. 202.6sqm office and amenities (67.6sqm GF and 135sqm FF)
- 6m wide x 5m high front roller door
- 3 phase power outlets
- 7.1m to 8.9m clear internal height in warehouse
- Two 9m wide driveway crossovers
- Fully fenced with dual electric gates
- Contact Exclusive Agent Corwells for further information

This property is situated in Empire Industrial Estate the largest industrial estate on the Gold Coast which forms part 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. Empire Industrial Estate will contribute over a billion dollars to the Gold Coast economy and create thousands of jobs for surrounding areas.

**PRICE GUIDE:** Under Offer

Property ID: 1P7762  
 Suburb: Yatala  
 Property Type: Industrial  
 Building Size: 714 sqm  
 Zoning: Low Impact Industry



**Paul Bates**  
0423 699 966



**Matthew Williams**  
0401 045 369



10/61 Cuthbert Drive, Yatala QLD 4207  
 www.corwells.com.au  
 07 3056 0588