



## 1,032.6sqm Industrial Office / Warehouse

2/39 Warehouse Circuit Yatala QLD 4207

### For Lease

- For Lease | 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
- Male and female amenities, shower and lunchrooms
- Dual crossovers for efficient truck access
- 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

Property ID:	1P7798
Suburb:	Yatala
Property Type:	Industrial
Land Size:	2923 sqm
Building Size:	1032.6 sqm



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