







## Impressive 6,280sqm\* - 13,804sqm\* Industrial Warehouse

70 Darlington Drive Yatala QLD 4207

## For Sale/Lease

Corwells are pleased to present this impressive facility located at 70 Darlington Drive, Yatala.

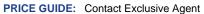
6,280sqm\* - 13,804sqm\* of building area over two tenancies

Tenancy 1: 7,524sqm\* total building area

- Incl. 7,024sqm\* warehouse with 10m height at eaves
- Incl. 500sqm\* of quality office fitout over two levels

Tenancy 2: 6,280sqm\* total building area

- Incl. 5,780sqm\* warehouse with 10m height at eaves
- Incl. 500sqm\* quality office fitout over two levels
- High volume warehouse allowing for maximum cubic capacity
- Facility suitable for warehousing and/or manufacturing  $\ensuremath{^{\star\star}}$
- 6mx6m roller doors and 3 phase power to the main board
- Oversized all-weather awnings for loading/unloading
- Suitable access for heavy vehicle articulation onsite
- Natural gas supply in street



Property ID: 1P7824
Suburb: Yatala
Property Type: Industrial
Building Size: 6280 sqm

Zoning: High Impact Industry



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