



## New Quality 1,459.1sqm\* Industrial Premises

Yatala QLD 4207

### For Sale

- For Sale | 1,459.1sqm\* concrete tilt panel warehouse and office
- Incl. 1,160.4sqm\* clearspan warehouse with LED high bay lighting
- Incl. 298.7sqm\* office over two levels with amenities and shower
- 7.5m under beam minimum internal warehouse clearance
- Building positioned on 2,204sqm\* of industrial land
- Commercial grade flooring and air-conditioning on both levels
- Three 6m x 6m roller doors, and 3 phase power to board
- 10m wide crossover for easy access for large articulated vehicles
- Contact Exclusive Agent Paul Bates for further information

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.

\*Approximately

**PRICE GUIDE:** Contact Exclusive Agent

Property ID:	1P8139
Suburb:	Yatala
Property Type:	Industrial
Land Size:	2204 sqm
Building Size:	1459.1 sqm



**Paul Bates**

0423 699 966



10/61 Cuthbert Drive, Yatala QLD 4207

[www.corwells.com.au](http://www.corwells.com.au)

07 3056 0588