



## 140 Sandy Creek Road Yatala QLD

- For Lease | New industrial premises in the ConnectX Estate, Yatala
- Incl. 790sqm\* high clearance warehouse
- Incl. 126sqm\* well-appointed air-conditioned office over two levels
- Prime location with Medium Impact zoning and 24/7 operation
- Quality fixtures and finishes throughout
- Clear span warehouse for maximum racking efficiency
- Minimum internal clearance of 7.6m\*
- Warehouses accessed by two large roller doors
- 3 phase power
- Ample onsite carparking
- Secure estate offering 24/7 CCTV Security & Monitoring
- Seamless access to the M1 Pacific Motorway via Exits 38

**Type** : Industrial  
**Price** : Contact Exclusive Agents  
**Building Size** : 916 sqm  
**View** : <https://www.corwells.com.au/8313808>

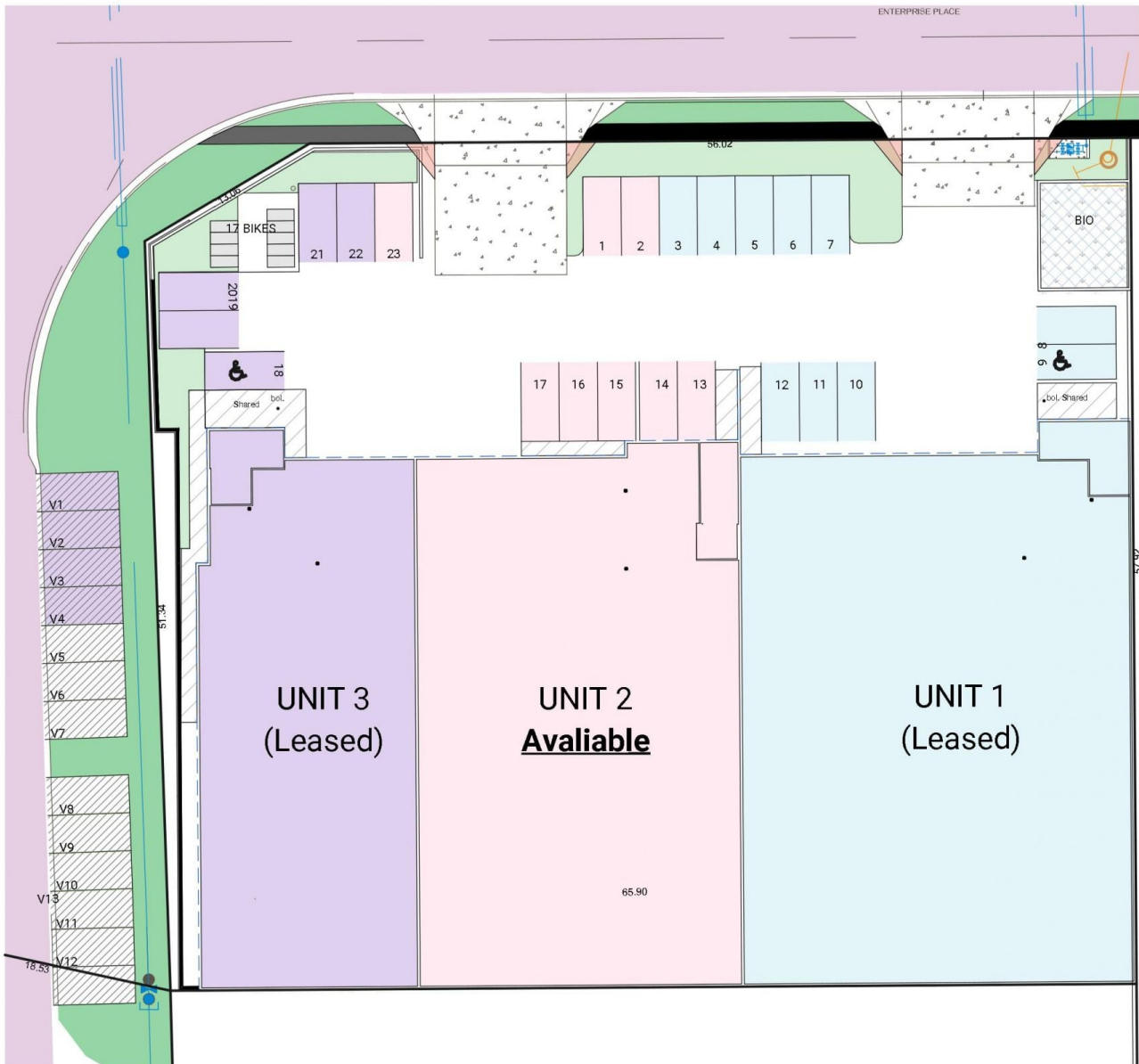


**Matthew Williams**  
0401 045 369

[For full version visit the website](#)

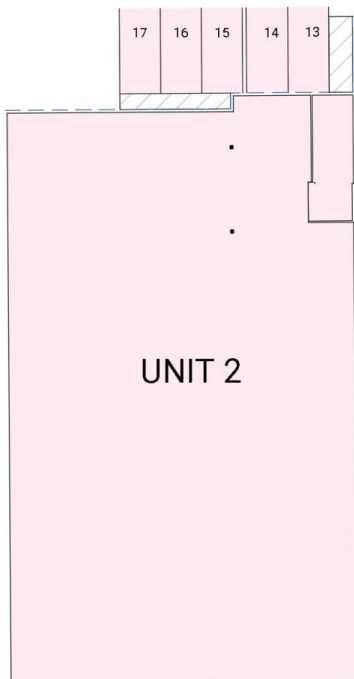
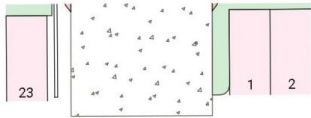
# YATALA CONNECT

INDUSTRIAL ESTATE



# YATALA CONNECT

## INDUSTRIAL ESTATE



OFFICE GF  
Unit 2 A:  
23.13 m<sup>2</sup>

OFFICE FF  
Unit 2 A:  
101.84 m<sup>2</sup>

WAREHOUSE  
Unit 2 A:  
790.82 m<sup>2</sup>

Unit 2	
OFFICE FF	101.84
OFFICE GF	23.13
WAREHOUSE	790.82
	<b>915.79 m<sup>2</sup></b>