

**SOLD**

## LAST SMALL UNIT LEFT IN COMPLEX 165 SQM BE QUICK

This complex is located in the Yatala Enterprise area off exit 41 and is conveniently positioned close to the M1 Motorway and is central to Brisbane and the Gold Coast.

Unit 2 is the last remaining small footprint unit, it is available for both sale and lease & is fully fitted out and ready for occupation now.

Features include:-

- 165 SQM total floor area
- 125 SQM ground floor
- 40 SQM office mezzanine with air-conditioning
- Internal Amenities including shower & kitchenette
- Wide electric roller shutter
- 3 exclusive use carparks.
- High-bay clear span warehouse with mezzanine located at the rear of the unit.

The Complex Features:-

- Industry zoning
- Concrete tilt panel construction
- Metal roof with anticon insulation
- Natural gas available in the street
- Communal security lighting
- Video security system recording 24 hours
- Fully fenced with automatic gates
- Semi-trailer access and parking
- Disability access
- Quality landscaping
- Low cost body-corporate fees

The location is: -

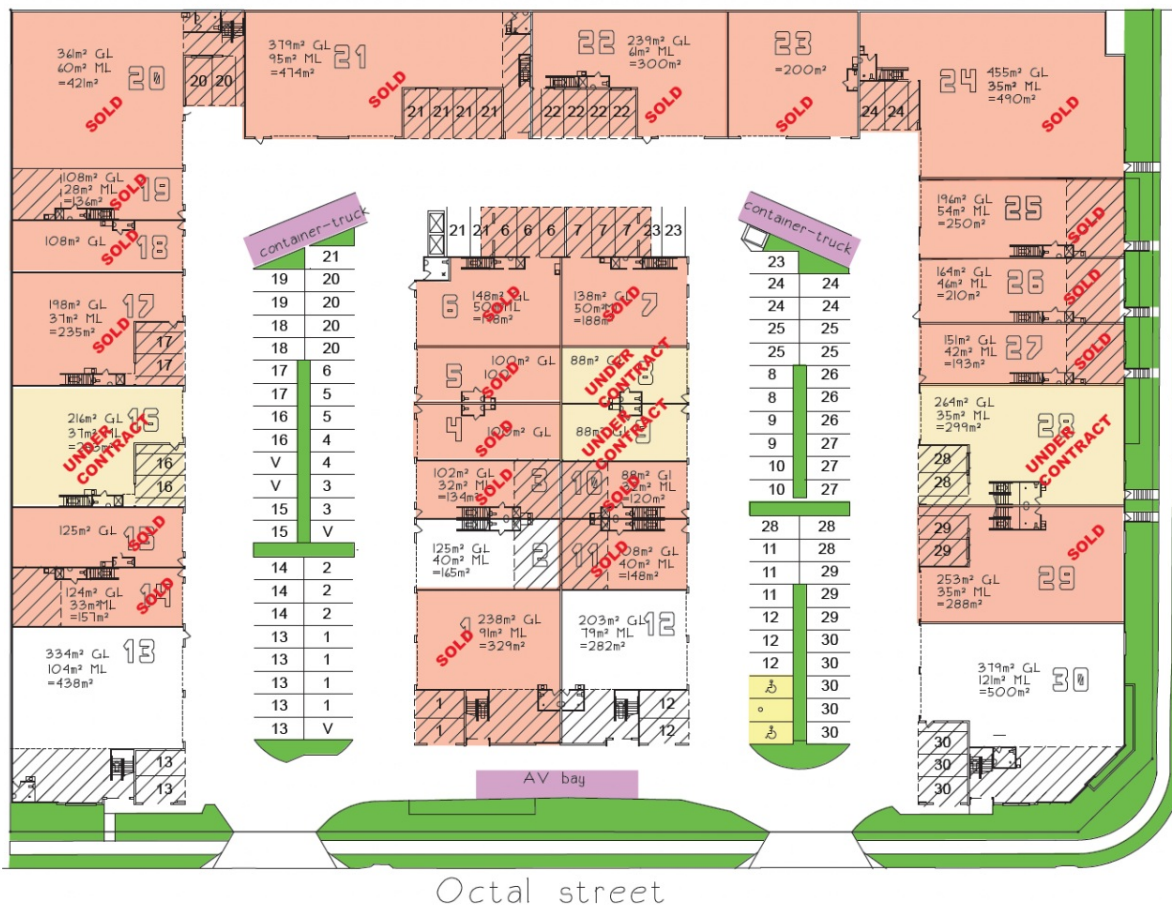
0 BED | 0 BATH | 0 CAR

PRICE:  
\$348,000

OPEN FOR INSPECTION:  
N/A



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**PRICE LIST**

- 1 - SOLD
- 2 - \$348,000 + GST
- 3 - SOLD
- 4 - SOLD
- 5 - SOLD
- 6 - SOLD
- 7 - SOLD
- 8 - U/C
- 9 - U/C
- 10 - SOLD
- 11 - SOLD
- 12 - \$598,000 + GST
- 13 - \$860,000 + GST
- 14 - SOLD
- 15 - SOLD
- 16 - U/C
- 17 - SOLD
- 18 - SOLD
- 19 - SOLD
- 20 - SOLD
- 21 - SOLD
- 22 - SOLD
- 23 - SOLD
- 24 - SOLD
- 25 - SOLD
- 26 - SOLD
- 27 - SOLD
- 28 - U/C
- 29 - SOLD
- 30 - \$965,000 + GST

**SALES PLAN**  
**3-9 OCTAL STREET, YATALA**

Note: Cross hatched areas denote mezzanine floors.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.