



## FOR SALE

### 282 SQM BEST UNIT IN THE COMPLEX - READY FOR OCCUPANCY

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 12 has prime position in the complex and excellent functionality being positioned directly beside allocated articulated vehicle parking - allowing easy loading and unloading of B-Doubles and 40ft Containers.

Unit Features include:-

- 282 SQM total floor area
- 203 SQM ground floor with a clear warehouse space for racking.
- 79 SQM office mezzanine with air-con, positioned at the front of the unit and not encroaching into the warehouse area.
- Two sets of Internal Amenities both upstairs for office staff and ground floor to cater for the warehouse.
- Dual 5m x 5m electric roller shutters
- 5 carparks including 2 exclusive use under cover spaces.
- High-bay clear span warehouse with mezzanine located at the rear of the unit.
- Full exposure onto Octal Street
- Excellent signage opportunities.

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

0 BED | 0 BATH | 0 CAR

PRICE:  
\$598,000

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

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.