



**SOLD**

## 600 SQM INDUSTRIAL UNIT WITH DUAL ROLLER DOORS AND AMENITIES

Functional Industrial Unit in the Yatala Enterprise Area with capacity to be split into two separate tenancies.

Features include:

- 600m<sup>2</sup>\* of modern concrete tilt panel warehouse with capability of being split into two separate tenancies.
- Centrally positioned office over two level with air - conditioning throughout office areas.
- Access via two electric 5x5m container height roller shutters with awnings.
- Huge 7.5m - 8m clearance for additional cubic space
- Modern glass entry doors and reception area for customers at the front of the unit.
- LED High Bay Lighting with natural skylight and whirlybirds throughout
- 9 Exclusive use car spaces
- Great truck access with drive thru functionality and room for 40ft containers.
- Dual Amenities include disability access bathroom, kitchenette with lunchroom
- Modern sought-after secure complex with perimeter fencing
- Medium Impact Industry
- NBN Available
- Easily accessible to M1 Motorway via Exits 38 and 41 along with all other Southern trade routes
- Prime location in the Yatala Enterprise Area (YEA) between Logan, the Gold Coast and Brisbane

Attention Owner Occupiers and Investors - Property with this much functionality just don't come along often so be very fast.

Located in the heart of the Yatala Enterprise Area (YEA) this unit is situated only meters from the M1 (Pacific Highway) and has easy access both North and Southbound via Exit 38 and Exit 41.

For more information or to organise an inspection, please contact exclusive agent Sandra Carder on 0418 2222 57.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$1,700,000

OPEN FOR INSPECTION:  
N/A



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