



## 45,300sqm in High Impact Industry

Land/Development

109 Sandy Creek Road, Yatala, Qld 4207

### Land Area:

4.53ha (11.19 acres) (approx)

For Sale

Offer to Purchase

For Sale



## Property Description

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Corwells are pleased to present to 109 Sandy Creek Road, Yatala for sale for the first time in over 32 years. Yatala Enterprise Area (YEA) is highly regarded as a major industrial precinct in South East Queensland's growth corridor. Developers or owner occupiers will benefit from the site being located midway between the two largest consumer markets of Brisbane and the Gold Coast.

Features include:

- 45,300sqm site in prime YEA industrial precinct
- Sewer line passing through site with water line in close proximity to site
- Ideal frontage to depth ratio, may suit Developers or Owner Occupiers\*\*
- High Impact Industry zoning (Future High Impact Industry Precinct)
- Site benefitted by surrounding major industrial estates and infrastructure
- Brick style house onsite may suit renovating as office\*\*
- Over 111m of frontage to Sandy Creek Road
- M1 accessed via dual carriage way of Stanmore Road along with Darlington Drive and Peachey Road
- Rare opportunity, first time on market in over 32 years
- Information memorandum available upon request
- Inspections by appointment only - contact Exclusive Agent Paul Bates

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.

\*Future High Impact Industry Precinct

\*\*Subject to Council approval

## Additional Details

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### Tenure Type

Vacant Possession

109 Sandy Creek Road, Yatala, Qld 4207



**Paul Bates**

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**Corwells**

10/61 Cuthbert Drive, Yatala Qld  
4207