



# New 1,680.4sqm Warehouse and Office

**Leased**

Leased: Tue 19-Jan-21

Industrial/Warehouse • Offices

13 Blue Rock Drive, Yatala, Qld 4207

**Floor Area:**

1,680 m<sup>2</sup>

**Land Area:**

2650.00 m<sup>2</sup> (approx)



## Property Description

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- 1,680.4sqm\* warehouse and office
- 1,362.5sqm\* clearspan warehouse with 10m maximum height
- Office over two levels with amenities incl. shower
- Suitable area for showroom or multiple offices on ground floor
- First floor features carpet and ducted air-conditioning
- Kitchens and lunch rooms on both levels
- Three 6m x 6m roller doors, wash bay area and 3 phase power
- Dual driveways allowing easy access for large articulated vehicles
- Call Exclusive Agent Corwells to discuss your requirements

This property is situated in Empire Industrial Estate the largest industrial estate on the Gold Coast which forms part 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. Empire Industrial Estate will contribute over a billion dollars to the Gold Coast economy and create thousands of jobs for surrounding areas.

\*Approximately

## Additional Details

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Tenure Type	Car Spaces
Vacant Possession	22

13 Blue Rock Drive, Yatala, Qld 4207



**Paul Bates**

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**Corwells**

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