



## 522sqm\* Warehouse Sublease Opportunity

17A Avatonbell Drive Yatala QLD 4207

### For Lease

- For Lease | 522sqm\* clearspan warehouse
- One 4.8m high x 6m wide electric roller doors
- Option for additional 45sqm\* of ground floor office\*\*
- Secure and gated site with cross over driveways
- Allocated car parks
- Available now
- Contact Exclusive Agent Corwells Commercial Property to discuss

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 cost.

### PRICE GUIDE: Contact Exclusive Agents

Property ID: 1P8103  
Suburb: Yatala  
Property Type: Industrial  
Building Size: 522 sqm



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