

## AAA INVESTMENT OPPORTUNITY!

## 2 Transport Street, Yatala

### CONTACT AGENT

12 out of 17 warehouses are already sold! Only 5 left in this premier development!

Secure your position today within the new Yatala Logistics Hub and take advantage of its proximity to the M1 Motorway between Brisbane City and Gold Coast. This exciting new development is conveniently located approximately 50kms from both Brisbane and Coolangatta Airports.

On offer are 5, brand-new architecturally designed industrial units and self-storage facilities ranging from 216m<sup>2</sup> – 495m<sup>2</sup>, suitable for both owner occupiers and investors. Each of the 5 units features a container height roller door, delivery bays, mezzanine flooring, kitchenette, amenities, and complete drive thru access on site.

These units offer small to medium-sized businesses a flexible and adaptable solution for their storage, distribution, or manufacturing and office space needs. Defined by modern architecture, these units feature spacious interiors and mezzanine levels, perfect for additional storage, workspace and offices.

#### Property Highlights:

- 5 brand-new architecturally designed industrial units and self-storage facilities

<b>Property ID:</b>	L32967802
<b>Property Type:</b>	Industrial/Warehouse use
<b>Building / Floor Area:</b>	267 - 453

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267 -  
453s  
qm

- Fully developed industrial allotments that are prepared, levelled, and equipped with level 1 compaction
- Each unit has 20% mezzanine ratios, high bay clear span warehouses, kitchenettes and showers, office space within, and a dedicated container set-down bay
- Each unit has dedicated parking bays, with assigned spaces within each unit to load vehicles and park, offering a lock-up-and-go solution
- The estate is positioned well above the 1 in 500-year flood plane, ensuring optimal site utilisation and reduced risks from flooding
- Flexible Medium Impact Industry zoning, accommodating a wide variety of businesses and industries

Location:

- Prime positioning close to the M1 Motorway between Brisbane City and the Gold Coast
- Conveniently located approximately 50kms from both Brisbane and Coolangatta Airports
- Surrounded by a multitude of A-Grade distribution centre operators including Woolworths, Aldi, TradeTools, Nu-Pure Beverages, Harvey Norman, JELD-WEN and more

Please contact Sheldon Paris for more information or to book an inspection.

Disclaimer: \*Approximately/ STCA. Borders, images & locations may be indicative only. Rates of return are estimates only. Outgoings are as supplied by the owner. The Agent/Agency has not independently checked any of the information we merely pass it on. We make no comment on and give no warranty as to the accuracy of the information contained herein and no part of this material should be relied upon in forming any financial decision by you, the reader. All persons reading this material must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advice or as is otherwise necessary. No duty of care is assumed by the Agent/Agency toward the recipient with regard to the use of this information and all information given is given without responsibility or liability.