



8/26-28 Octal Street, Yatala QLD 4207

## Newly leased Industrial warehouse in SEQ fastest growing industrial location - \$

Key features include:

- ? 295m<sup>2</sup>\* total building area
- ? 232m<sup>2</sup>\* of ground floor warehouse ? 63m<sup>2</sup>\* air-conditioned mezzanine
- ? Exclusive use rear yard of 135m<sup>2</sup>\* (under CMS)
- ? Net Rent of \$55,000\* p.a. + GST + Outgoings
- ? Leased until 30 October 2025 with 2 x options of three years each
- ? Large windows allow for an abundance of natural light
- ? Dual kitchenette, one upstairs & one downstairs
- ? Dual exclusive toilets, male & female
- ? Dual roller doors, id

Industrial  
FOR SALE

295sqm

# Ray White®

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