



3/38-40 Mill Street, Yarrabilba

Versatile Industrial Space

Positioned within an upcoming industrial pocket, Unit 3/38-40 Mill Street presents an outstanding opportunity for owner-occupiers or tenants seeking a functional, well-presented space with strong street appeal.

Comprising 77m² of clear-span area with an efficient rectangular layout, the property offers excellent versatility for a range of uses including trade, storage, showroom, studio or light industrial operations.

The tenancy is enhanced by dual front access, featuring a full-height roller door for easy loading and unloading, complemented by a glass pivot door providing a professional entry point for staff and clients alike.

Internally, the space is open-plan, allowing incoming occupiers to configure the layout to suit their business needs.

Key Features:

- Total building area: 77m²
- Clear-span layout with excellent usability
- Approx. 9.52m depth
- Full-size roller door to the front

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

FOR LEASE
\$17,703.63 p.a + GST

BUILDING AREA
77sqm

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- Glass pivot entry door
- Sink installed
- Ideal for trade, storage, showroom or creative use
- Well-located within an established industrial precinct

Affordable, flexible spaces of this size and configuration offer a fantastic foothold. Unit 3/38-40 Mill Street represents an excellent opportunity to establish or grow your business in a practical and accessible location.

Inspect today!

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property ID	1VY4F47
Property Type	Industrial/Warehouse
Building Area	77 m2
Parking	1

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