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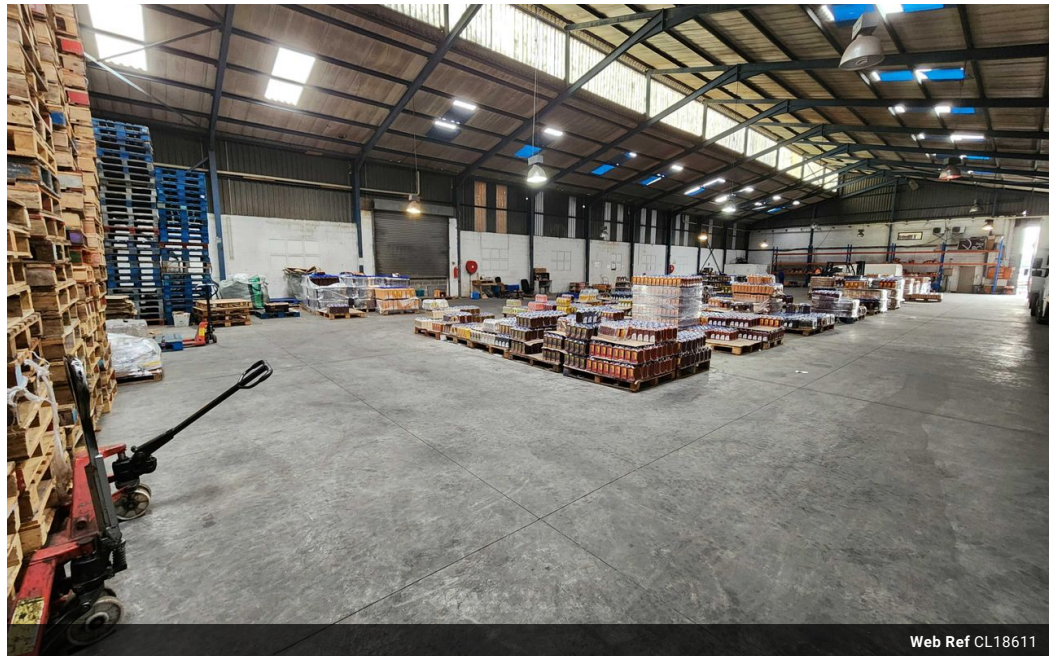


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**R7,400,000**

Monthly Levy R1,200 Excl. VAT

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## 1200m2 WAREHOUSE FOR SALE BLACKHEATH

**\*\*1200m2 Warehouse for Sale - Prime Blackheath Location, Excellent Value\*\***

This well-priced 1200m2 warehouse in the heart of Blackheath Industria offers an exceptional opportunity for businesses looking for prime industrial space with excellent accessibility. Strategically located near the R300, Stellenbosch Arterial, and Van Riebeeck Road, this property provides seamless connections to the N1 and N2 highways.

Ideal for warehousing, distribution, light manufacturing, and various commercial uses, this warehouse offers a combination of office space, yard access, and strong visibility for branding opportunities.

**\*\*Warehouse Features:\*\***

- 1200m2 of versatile space
- Large roller shutter door for easy loading and offloading
- Ample office space, including private offices upstairs

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 80

### Exterior

Open Parking Bays 10

### Sizes

Floor Size 1,200m<sup>2</sup>  
 Building Height 7m

