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Web Ref CL18559



**R29,500,000**

Monthly Levy R3,258 Excl. VAT

0 40

**3258m<sup>2</sup> INDUSTRIAL WAREHOUSE | 4734m<sup>2</sup> YARD | 500 AMP 3-PHASE**

This impressive 3,258m<sup>2</sup> industrial property in Epping offers a comprehensive solution for logistics, distribution, and large-scale operations, strategically positioned with excellent brand exposure facing the N7 Highway. The property encompasses a 2,842m<sup>2</sup> open-plan warehouse, 416m<sup>2</sup> of office space and a 4,734m<sup>2</sup> wrap-around yard, providing exceptional flexibility for diverse business needs.

Key highlights include a robust 500 AMP power supply (2 x 250amp breakers), 14 cross-docking doors (4.5m height x 5.4m width), 6 additional roller doors (3.1m high x 3.5m wide), and 7m eaves height perfect for high-stacking operations. With ample parking and direct highway visibility, this property represents a prime opportunity for businesses seeking a well-equipped and strategically

**Features**

<b>Title</b>	Freehold				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	3,258m <sup>2</sup>
Power 3 Phase	Yes	Open Parking Bays	40	Land Size	7,215m <sup>2</sup>
Power Amps	500	Parking Ratio	1 bays / 100 m <sup>2</sup>	Building Height	10m

