



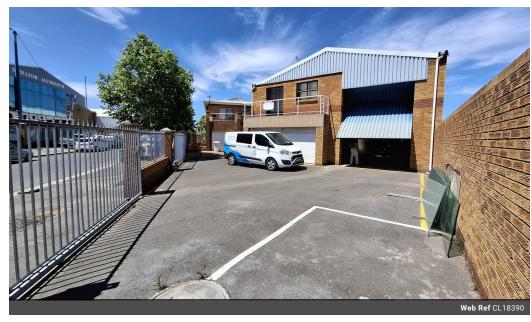
Gary Vos

Non-Principal Property . Practitioner Registered with PPRA (FFC 115 505 6) 082 880 2242 gary.v@rawson.co.za

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R1,795,000

Monthly Levy R187 Excl. VAT





187m2 INDUSTRIAL WAREHOUSE FOR SALE IN KILLARNEY GARDENS

As part of a well-maintained industrial park, this unit boasts a prominent location on the border of the park, with direct access off Monza Road.

Key Features:

- -Predominantly warehouse space with a large first-floor office and balcony

- -60 amp 3-phase power for the warehouse -4.5m roller shutter door for easy access -Exclusive use yard area accessible via a remote-controlled gate
- -Double garage for additional storage or workspace
- -6m high eaves and insulated roof for optimal storage conditions
- -Separate warehouse and office toilet facilities
- -Kitchenette and shower for employee amenities
- -Convenient location close to local amenities and public transport links

Title **Building Name** Zoning

Exterior Open Parking Bays Parking Ratio

Sectional 7 Monzak Park Industrial

Interior

Air Conditioning Yes Power 3 Phase Yes Power Amps 60

1 bays / 100 m²

Sizes Floor Size **Building Height**

187m² 7m

