



## Gary Vos

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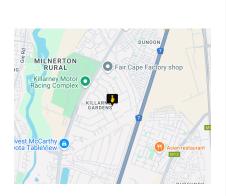
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# R5,564,000





## 851m2 INDUSTRIAL WAREHOUSE FOR SALE IN KILLARNEY GARDENS

Exceptional industrial warehouse for sale, strategically positioned off a quiet cul-de-sac within a secure industrial park. The property offers 865m2 of versatile space, perfect for manufacturing or distribution operations. Situated among just four sectional title units, this professional setting provides the privacy and security your business demands, with a thoughtfully designed layout incorporating both office space and warehouse facilities.

- Property features include: -5.5m Height roller shutter door
- -6.5m floor to eves and apex reaching 9m
- -Insulated roofing
- -150 AMPS 3Phase power
- -9 Parking bays (4undercover)
- -Large reception with laminated flooring -Boardroom
- -1 x standard office component
- -2 x Large offices upstairs

Title Sectional **Building Name** Unit 2 Security Park, 7 Hunt Road Zoning Industrial

Interior Exterior Sizes Air Conditioning Floor Size 856m<sup>2</sup> Yes Security Yes Covered Parking Bays Power 3 Phase Yes 4 **Building Height** 9m Power Amps 150 Open Parking Bays Parking Ratio 1 bays / 100

## **Extras**

Rates/Park levy/KGOA: R6,273.82. Rental income R34,240. Lease ends: Aug 2025