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Web Ref CL18638



R5,564,000

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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 eaves 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
 - Kitchenette

Features

Title	Sectional				
Building Name	Unit 2 Security Park, 7 Hunt Road				
Zoning	Industrial				
Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	856m ²
Power 3 Phase	Yes	Covered Parking Bays	4	Building Height	9m
Power Amps	150	Open Parking Bays	5		
		Parking Ratio	1 bays / 100 m ²		

Extras

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

