



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



**Linda Breeze**  
 060 763 7104

admin.blaauwberg@rawson.co.za

Contact Rawson Commercial  
 Cape Metropole - Blouberg Franchise

021 556 2474

9 Blaauwberg Road  
 Blouberg  
 7441



Web Ref CL18638



R5,564,000

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## 851m<sup>2</sup> 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 865m<sup>2</sup> 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

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

### Extras

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

