



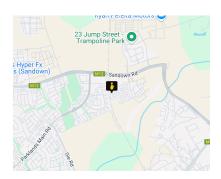
## Gary Vos

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R3,950,000





## 4 x 266m2 WAREHOUSES FOR SALE | NEW FACTORY DEVELOPMENT | TITAN PARK 2

Titan Park 2 offers an exciting new sectional title development in the secure Pegasus Park enclave of Rivergate. This premium industrial opportunity features 4 identical factory units, each providing versatile space for business operations with modern amenities.

## Key features:

- 266m2 total space per unit Double volume warehouse (202m2)
- Mezzanine floor (32m2)
- Ground floor office (22m2) - Kitchen & toilets (10m2)
- Power floated warehouse floor

- Tiled office floors Solar power installation ready 4 dedicated parking bays per unit plus visitor parking

Yes

Yes

- Secure location in Pegasus Park
- Price: R3 950 000 per unit (excluding VAT)

Title Sectional Zoning Industrial

Interior

Air Conditioning Power 3 Phase

Exterior Security

Open Parking Bays Parking Ratio

Yes

2 bays / 100 m<sup>2</sup>

Sizes Floor Size

**Building Height** 

266m<sup>2</sup> 8m