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NEW



Web Ref CL18816



R2,945,000

0 2

## 230m<sup>2</sup> | INDUSTRIAL WAREHOUSE FOR SALE | RIVERGATE

Prime industrial property available to purchase in the Rivergate area. This versatile warehouse offers exceptional specifications to meet your business needs, combining functional workspace with administrative facilities in a secure location.

### Key features:

- Quick links to M5, N7 + N1
- Roller door 4m high x 3.5m wide
- Entry eave height 8.4m high, rear eave 6.2m high
- 2.8m height under mezzanine
- 50amp 3 phase power
- Insulated roof
- Concrete mezzanine level
- 1 open plan 1st floor office
- Mezzanine area for storage or additional office space
- 1st floor admin toilet and kitchenette
- 1 factory toilet
- 2 parking bays

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	50

### Exterior

Security	Yes
Open Parking Bays	2
Parking Ratio	1 bays / 100 m <sup>2</sup>

### Sizes

Floor Size	230m <sup>2</sup>
Building Height	8m

