



## Gary Vos

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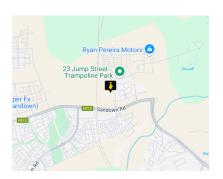
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## R2,945,000





## 230m2 | 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 narking have

Zoning Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	230m²
Power 3 Phase	Yes	Open Parking Bays	2	Building Height	8m
Power Amps	50	Parking Ratio	1 bays / 100		
-		-	m²		