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R2,545,000

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## 196m<sup>2</sup> | INDUSTRIAL WAREHOUSE FOR SALE | RIVERGATE

Industrial warehouse for sale offering 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

Power 3 Phase Yes  
 Power Amps 50

### Exterior

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

### Sizes

Floor Size 196m<sup>2</sup>  
 Building Height 8m

