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9 Blaauwberg Road
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Web Ref CL18834



R2,945,000

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229m² | INDUSTRIAL WAREHOUSE FOR SALE | RIVERGATE

This meticulously designed industrial property blends practical workspace with administrative facilities in a prime, secure setting.

- Property Highlights:
- Strategic location good access to M5, N7 and N1 highways
 - 4m x 3.5m roller door entrance
 - Ceiling clearance: 8.4m at entry, 6.2m at rear
 - Spacious 2.8m height beneath mezzanine
 - 50amp 3-phase power supply
 - Superior insulated roofing
 - Durable concrete mezzanine construction
 - Modern open-concept first floor office
 - Versatile mezzanine area ideal for storage or office expansion
 - Complete first floor amenities including toilet and kitchenette
 - Dedicated factory bathroom
 - 2 designated bays
 - Security featuring access control and CCTV monitoring

Features

Zoning Industrial

Interior

Air Conditioning Yes
 Power 3 Phase Yes
 Power Amps 50

Exterior

Security Yes
 Open Parking Bays 2

Sizes

Floor Size 229m²
 Building Height 8m

