



Gary Vos

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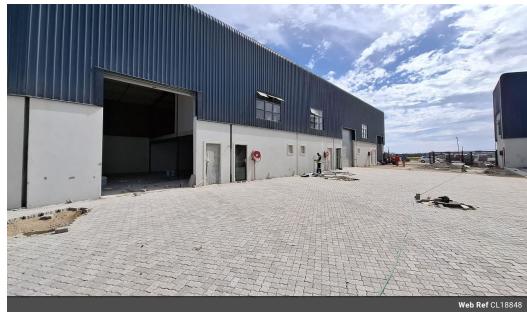
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R2,945,000





243m2 | INDUSTRIAL WAREHOUSE FOR SALE | RIVERGATE INDUSTRIAL

Strategic warehouse with superior specifications combining workspace and administrative capabilities in a secure setting.

Highlights:

- -Excellent access to M5, N7 & N1 routes
- -Industrial-grade roller door (4m X 3.5m)
- -8.4m front height, 6.2m rear height -2.8m clearance under mezzanine -50amp 3-phase electrical supply

- -Energy-efficient insulated roofing
- -Reinforced concrete mezzanine
- -Open-concept first floor office
- -Complete upper level amenities (bathroom & kitchenette)
- -Factory-floor restroom facility
- -Dedicated dual parking allocation
- -Security with CCTV monitoring

Zoning Industrial

Sizes Interior Exterior 243m² Air Conditioning Yes Yes Floor Size Security Open Parking Bays Power 3 Phase **Building Height** Yes 8m 1 bays / 100 Power Amps 50 Parking Ratio m²



The anticipated levies will be 15.25 per m2

