



Gavin Rudolph
 Non-Principal Property Practitioner
 Registered with PPRA (FFC 117 094 8)
 082 554 3784
 gavin.r@rawson.co.za

Contact Rawson Commercial
 Cape Metropole - Blouberg Franchise

021 556 2474

9 Blaauwberg Road
 Blouberg
 7441



Web Ref CL18557



R267,156 pm

Gross Monthly Rental R267,156 Excl. VAT

0 40

3258m² INDUSTRIAL WAREHOUSE | 4734m² YARD | 500 AMP 3-PHASE

This impressive 3,258m² industrial property in Epping offers a comprehensive solution for logistics, distribution, and large-scale operations, strategically positioned with excellent brand exposure facing the N7 Highway. The property encompasses a 2,842m² open-plan warehouse, 416m² of office space and a 4,734m² wrap-around yard, providing exceptional flexibility for diverse business needs.

Key highlights include a robust 500 AMP power supply (2 x 250amp breakers), 14 cross-docking doors (4.5m height x 5.4m width), 6 additional roller doors (3.1m high x 3.5m wide), and 7m eaves height perfect for high-stacking operations. With ample parking and direct highway visibility, this property represents a prime opportunity for businesses seeking a well-equipped and strategically

Features

Zoning Industrial

Interior

Air Conditioning Yes
 Power 3 Phase Yes
 Power Amps 500

Exterior

Security Yes
 Open Parking Bays 40
 Parking Ratio 1 bays / 100 m²

Sizes

Floor Size 3,258m²
 Land Size 7,215m²
 Building Height 10m

Extras

Security

