



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 Bloubergrant 7441





R267,156 pm

Gross Monthly Rental R267,156 Excl. VAT

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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

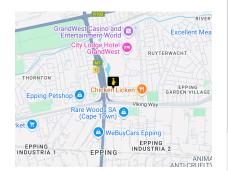
Extras Security

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	500

Exterior Security Open Parking Bays Parking Ratio

Yes 40 1 bays / 100 m² **Sizes** Floor Size Land Size Building Height

3,258m² 7,215m² 10m



https://www.warehouses4africa.com