



**Ian Martincich**  
071 525 6965  
ian.martincich@expsouthafrica.co.za

Contact eXp Realty

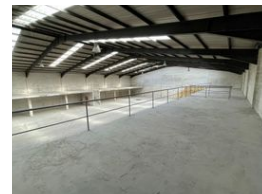
087 8212575

South Africa



SOLE MANDATE

Web Ref 7002001-87174



R4,500,000

Monthly Levy R1,055 Excl. VAT

Monthly Rates R4,021 Excl. VAT



Industrial warehouse with two mezzanine floors on either side and large entrance.

Industrial warehouse for sale Racing Park, Milnerton. The ERF measures 1170sqm and the warehouse at 845sqm with two mezzanine balconies on either side of 410 bringing the total to 1255sqm. The property also comprises of a upstairs office and downstairs reception area. The entry to the factory boasts a large roller shutter door.

Bulk 1255sqm  
GLA 1160sqm  
100 amp 3 phase uprated transformer installed when built.

## Features

**Zoning** Commercial

### Exterior

Security Yes

### Sizes

Floor Size 900m<sup>2</sup>  
Land Size 1,170m<sup>2</sup>

### Extras

Near Shopping Mall Near Public Transportation Steel Front Door Closed Circuit TV