

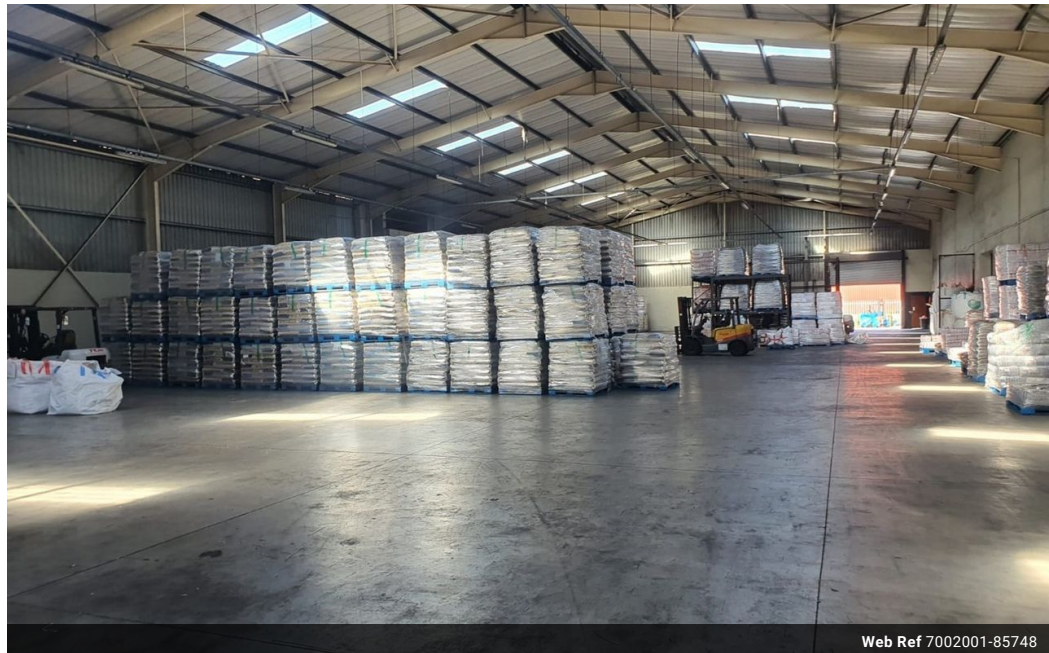


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### Prime 4105m<sup>2</sup> Industrial Distribution Facility with Development Potential in Windvogel

Situated in the thriving industrial heart of Windvogel, Port Elizabeth, this exceptional 4105m<sup>2</sup> warehouse presents an outstanding opportunity for discerning investors or owner-occupiers. This portal-style structure offers an impressive 8-metre height to the eaves, ideal for high-volume racking and vertical storage. Featuring durable power-floated floors and four wide industrial roller shutter doors, the facility is purpose-built for seamless goods handling and optimal operational flow. A robust three-phase electrical supply ensures readiness for a variety of industrial applications, from warehousing and distribution to light manufacturing.

The property is further enhanced by an expansive concrete yard, providing generous articulation space for superlinks and heavy-

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap. 20 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes

#### Exterior

Security Yes  
Open Parking Bays 20

#### Sizes

Floor Size 4,100m<sup>2</sup>

#### Extras

Wheelchair Accessible Frequency location Closed Circuit TV Near Bus Near Highway Good reachable traffic Eat-in Kitchen Security - System Alarm System Fibre Air Conditioning Unit Near Fitness centre Unfurnished Near Schools Air Conditioner Near Railway station Near Shops Unfinished High Traffic Near Motorway High Speed Internet Near Park Near Medical Center