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R31,590 pm

Gross Monthly Rental R31,590 Excl. VAT

 0  24

## 810m<sup>2</sup> Prime Industrial Warehouse with Yard in Secure Deal Party Complex

### WAREHOUSE IN SECURE COMPLEX WITH YARD IN DEAL PARTY

Positioned on sought-after Grahamstown Road in the heart of Deal Party's industrial hub, this 810m<sup>2</sup> portal-style warehouse offers a rare opportunity to secure a high-functioning facility with excellent access and security.

Key features include:

Secure complex with dedicated yard space, ideal for logistics, manufacturing, or storage

3-phase power supply, catering to a wide range of industrial applications

Clear-span warehouse with over 5m internal height and no obstructive columns

Spacious reception/showroom area plus three air-conditioned executive offices

Easy truck access and efficient loading/unloading potential

This property is perfect for businesses seeking a strategic, secure, and versatile industrial base in a high-demand location.

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	20 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	200

### Exterior

Security	Yes
Open Parking Bays	24

### Sizes

Floor Size	810m <sup>2</sup>
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### Extras

Near University/Campus Alarm Near Highway Concrete Eat-in Kitchen Brick Near Shops Near Hospital Air Conditioning Unit High Traffic Near Schools Unfurnished On Busy Road Near Medical Center Wheelchair Accessible High Speed Internet Near Public Transportation Security - System Good reachable traffic By the sea Air Conditioner Near Bus Closed Circuit TV