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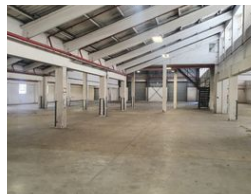
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-86128



R95,880 pm

**Gross Monthly Rental** R95,880 Excl. VAT

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## 2040m<sup>2</sup> Prime Industrial Powerhouse with Premium Office Component in Secure Deal Party

Nestled within a 24-hour access-controlled industrial park in the sought-after Deal Party precinct, this expansive 2,040m<sup>2</sup> warehouse offers an exceptional leasing opportunity for businesses seeking a secure, strategically located operations base. The facility is designed for high functionality, boasting generous internal heights—6 meters in one section and 4.5 meters throughout the remainder—allowing for maximum flexibility across warehousing, manufacturing, and logistics operations. Its professional, well-maintained setting, combined with top-tier security infrastructure, makes this an ideal hub for companies prioritising safety, efficiency, and location.

The property includes a premium, first-floor office suite designed to support seamless business operations. Featuring three fully

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	10 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes

### Exterior

Security	Yes
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### Sizes

Floor Size	2,040m <sup>2</sup>
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### Extras

Fire Escape High Speed Internet City Center Near Airport Eat-in Kitchen Unfurnished Closed Circuit TV Near Motorway Fibre Near Public Transportation High Traffic Near Bus Wheelchair Accessible Air Conditioning Unit Good reachable traffic Downtown Air Conditioner On Busy Road Kitchen-Dinette Frequency location Safe Location Unfinished Near Hospital Near Highway By the sea Near Railway station Security - System Near Shops