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Web Ref 7002001-86387



R110,675 pm

Gross Monthly Rental R110,675 Excl. VAT

 0  17

### 1165m<sup>2</sup> A-Grade Standalone Warehouse To Let

Situated in the fastest growing high-tech industrial node in Port Elizabeth, this 1165m<sup>2</sup> standalone warehouse offers a modern and secure solution for warehousing, light manufacturing, or assembly operations.

The IBR-clad structure features a 6m internal height and power-floated floors, providing excellent durability and flexibility for a range of industrial uses. A high bay industrial roller door allows for easy loading and offloading of goods.

The facility includes a contemporary, airconditioned office component and a well-presented retail showroom—perfect for customer-facing operations or display areas.

A large, secure paved yard adds to the functionality of the site, offering ample space for truck movement, container handling, or

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap.	20 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	60

#### Exterior

Security	Yes
Open Parking Bays	17

#### Sizes

Floor Size	1,165m <sup>2</sup>
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#### Extras

Wheelchair Accessible Frequency location Near Park Air Conditioning Unit Security - System  
Near Schools Near Medical Center Fibre High Speed Internet Near Shopping Mall Air  
Conditioner Near Shops Near Children's Park Near Fitness centre