

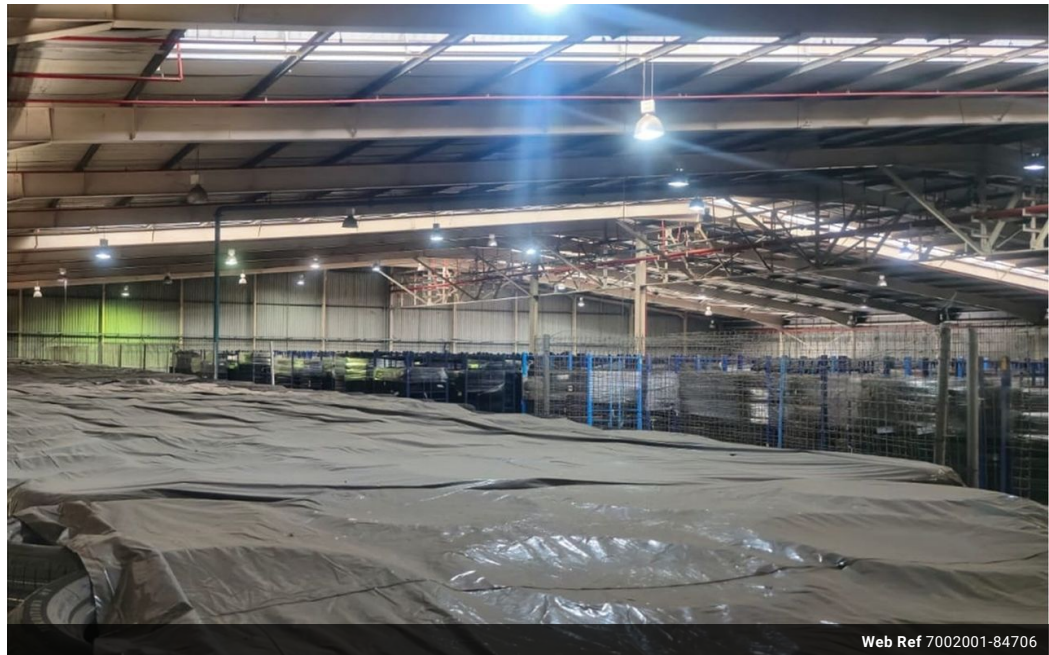


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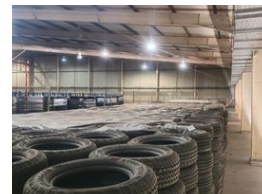
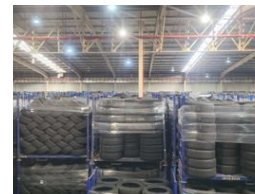
Contact eXp Realty

087 8212575

South Africa

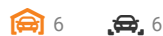


Web Ref 7002001-84706



R374,000 pm

Gross Monthly Rental R374,000 Excl. VAT



### Prime 6,800m<sup>2</sup> A-Grade Distribution Warehouse in Port Elizabeth's Premier Industrial Node

Unlock exceptional operational efficiency with this premium-grade 6800m<sup>2</sup> distribution warehouse, ideally located in close proximity to VWWSA and key arterial routes. Strategically positioned within one of Port Elizabeth's most sought-after industrial corridors, this flagship facility offers unparalleled access to national logistics hubs and seamless connectivity for supply chain optimization.

Purpose-built for large-scale warehousing and manufacturing, this state-of-the-art facility boasts a soaring internal height of 10 meters, allowing racking up to 8 meters. A high-spec ESFR sprinkler system eliminates the need for in-rack sprinklers, enhancing both safety and storage capacity. Multiple high-volume roller shutter doors ensure efficient receiving and dispatch processes, streamlining throughput and distribution workflows.

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap.	20 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	3000

#### Exterior

Security	Yes
Covered Parking Bays	6
Open Parking Bays	6

#### Sizes

Floor Size	6,800m <sup>2</sup>
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#### Extras

High Traffic Good reachable traffic Frequency location Near Motorway Near University/  
Campus Security - System By the sea Air Conditioning Unit Near Bus Near Public  
Transportation Near Schools Wheelchair Accessible Fibre Alarm System Eat-in Kitchen Near  
Shops Near Highway Near Park Near Railway station Safe Location Unfurnished Near Medical  
Center On Busy Road High Speed Internet Kitchen-Dinette Closed Circuit TV Air Conditioner