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R649,000 pm

Gross Monthly Rental R649,000 Excl. VAT

 0  20

### Prime 11,800m<sup>2</sup> A-Grade Industrial Facility – Unrivalled Location & Infrastructure

Position your business for success with this premium A-Grade distribution centre, ideally located near VWSA in a highly sought-after industrial zone. Spanning an impressive 11,800m<sup>2</sup>, this state-of-the-art facility is meticulously designed to accommodate large-scale logistics, warehousing, and manufacturing operations. The strategic location ensures excellent connectivity to key transport routes, making it an optimal choice for businesses prioritising accessibility and operational efficiency. Built to the highest industrial standards, the warehouse features an internal height of 8.5m, power-floated high MPA concrete floors for heavy-duty durability, and a robust 7 MVA three-phase electrical supply to support energy-intensive applications. A

### 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  
Open Parking Bays 20

#### Sizes

Floor Size 11,800m<sup>2</sup>

#### Extras

High Traffic Near Golf Course 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 Fitness centre Near Highway Near Park Safe Location Unfurnished Near Medical Center On Busy Road High Speed Internet Kitchen-Dinette Closed Circuit TV Air Conditioner