



2842M² WAREHOUSE **FOR SALE** IN NORTH RIDING

Located in a secure business park in North Riding, this freestanding industrial warehouse offers approximately 2,842m² of gross lettable area on a 3,930m² stand (combined stand). The property comprises around 1,537m² of warehouse space, office areas, and a mezzanine level, providing a versatile solution for a range of industrial and commercial operations. It features multiple roller shutter doors, including one with a dock leveller for efficient loading and unloading, and is equipped with a 3-phase 400 amps power supply on one stand and 150 Amps on the other stand. The warehouse is available for sale at R19,000,000 plus VAT or for lease at R200,000.00 per month plus VAT and utilities. Park levy R3,500.00 Plus VAT, monthly rates and taxes of R24,725.25. Positioned in a prime North Riding location with excellent access to major transport routes, this property presents a compelling opportunity for businesses seeking a high-quality industrial facility.

Disclaimer: Rates and taxes are estimated and may vary.

Features:

- GLA (m²): 2842
- Erf Size (m²): 3930
- Zoning: Industrial
- Power (Amps): 400



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R19,000,000
EXCL. VAT