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R12,499,000

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### Prime 1,317m<sup>2</sup> Freestanding Warehouse in Northlands Business Park

An outstanding opportunity in Northlands Business Park, North Riding—this 1,317m<sup>2</sup> freestanding warehouse seamlessly integrates warehouse, showroom, and office spaces. Ideally positioned with easy access to major transport routes, it ensures efficient logistics and a strategic operational advantage, making it a top choice for businesses looking to establish themselves in a thriving industrial hub.

Designed for versatility, the warehouse boasts generous height to the eaves, accommodating storage, distribution, and manufacturing needs. A high on-grade roller shutter door and a dock leveler enable seamless loading and unloading, while the well-appointed office space provides a professional and comfortable work environment. With reliable three-phase power, this

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
 Power Amps 120

**Exterior**

Security Yes  
 Covered Parking Bays 8  
 Open Parking Bays 6

**Sizes**

Floor Size 1,317m<sup>2</sup>  
 Land Size 1,986m<sup>2</sup>

