



**Martin Montgomery**

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1609

1,317m<sup>2</sup> Warehouse For Sale in North Riding

NEW



Web Ref CL12852



R12,499,900



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

Unlock premium functionality and visibility with this 1,317m<sup>2</sup> freestanding industrial property in the sought-after Northlands Business Park, North Riding. Strategically located with quick access to major highways, this facility combines warehouse, showroom, and office space—perfect for businesses requiring a dynamic, all-in-one setup in a high-demand industrial node.

The warehouse offers excellent height to the eaves, a high on-grade roller shutter door, and a dock leveler for streamlined operations. Backed by three-phase power, it's ideal for storage, light manufacturing, or distribution. The office and showroom components are modern and professional, offering a polished front-facing environment for staff and clients alike. Secure this well-

## Features

**Zoning** Industrial

### Interior

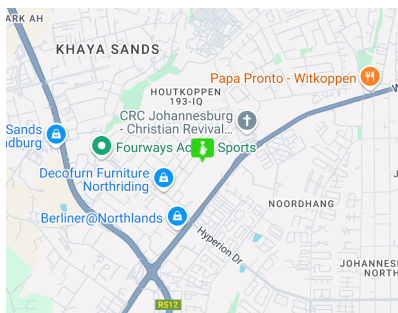
Power 3 Phase	Yes
Power Amps	120

### 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>



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