



Gavin Rudolph

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Rawson Blaauwberg Commercial

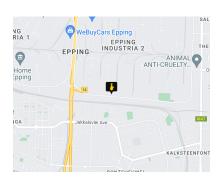
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R43,300,000





Prime Industrial Warehouse for Sale in Epping

Discover this expansive industrial property in the heart of Epping Industrial, Cape Town's largest and most central industrial node. This versatile space is ideal for warehousing or manufacturing operations, offering both functionality and modern amenities.

Key Features

- -Total Site Area: 11,583m2 -Under Roof: 8,215m2
- -Power Supply: 1000 Amps, 3-phase -Security: Fully fenced, tarred yard with 24-hour security
- -Access: Gate-guarded entry to front yard parking area

Building Specifications

- -Fire Safety: Fully sprinklered ceilings throughout the warehouse
- -Natural Lighting: Clear view roof panels for ample sky light
- -Office Space: Modern, carneted offices

Title **Building Name** Zoning

Interior

Air Conditioning Yes Power 3 Phase Yes Power Amps 1000 Freehold 51 Bofors Circle Industrial

> Exterior Security Open Parking Bays Parking Ratio

Yes 50 1 bays / 100 m²

Sizes Floor Size Land Size **Building Height**

8 215m² 11,583m² 6m