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266m<sup>2</sup> Warehouse For Sale in Rivergate



R4,200,000

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## 266m2 WAREHOUSE FOR SALE | NEW FACTORY DEVELOPMENT | TITAN PARK 2

Titan Park 2 offers an exciting new sectional title development in the secure Pegasus Park enclave of Rivergate. This premium industrial opportunity features 4 identical factory units, each providing versatile space for business operations with modern amenities.

### Key features:

- 266m<sup>2</sup> total space per unit
- Double volume warehouse (202m<sup>2</sup>)
- Mezzanine floor (32m<sup>2</sup>)
- Ground floor office (22m<sup>2</sup>)
- Kitchen & toilets (10m<sup>2</sup>)
- Power floated warehouse floor
- Tiled office floors
- Solar power installation ready
- 4 dedicated parking bays per unit plus visitor parking
- Secure location in Pegasus Park

## Features

Title Zoning	Sectional Industrial				Sizes	
<b>Interior</b>			<b>Exterior</b>		Floor Size	266m <sup>2</sup>
Air Conditioning	Yes		Security	Yes	Building Height	8m
Power 3 Phase	Yes		Open Parking Bays	4		
			Parking Ratio	2 bays / 100 m <sup>2</sup>		

