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



R3,950,000

0 4

## 4 x 266m<sup>2</sup> WAREHOUSES 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
- Price: R3 950 000 per unit (excluding VAT)

## Features

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

