



Gavin Rudolph
Non-Principal Property
Practitioner
Registered with PPRA
(FFC 117 094 8)
082 554 3784
gavin.r@rawson.co.za

Contact Rawson Commercial
Cape Metropole - Blouberg
Franchise

021 5562474

9 Blaauwberg Road
Blouberg
7441

3,258m² Warehouse To Let in Epping Industrial



Web Ref CL18452



R267,156 pm

Gross Monthly Rental R267,156 Excl. VAT

0 40

3258m² INDUSTRIAL WAREHOUSE TO LET IN EPPING INDUSTRIAL

This impressive 3,258m² industrial property in Epping offers a comprehensive solution for logistics, distribution, and large-scale operations, strategically positioned with excellent brand exposure facing the N7 Highway. The property encompasses a 2,842m² open-plan warehouse, 416m² of office space and a 4,734m² wrap-around yard, providing exceptional flexibility for diverse business needs.

Key highlights include a robust 500 AMP power supply (2 x 250amp breakers), 14 cross-docking doors (4.5m height x 5.4m width), 6 additional roller doors (3.1m high x 3.5m wide), and 7m eaves height perfect for high-stacking operations. With ample parking and direct highway visibility, this property represents a prime opportunity for businesses seeking a well-equipped and strategically

Features

Zoning Industrial

Interior

| | |
|------------------|-----|
| Air Conditioning | Yes |
| Power 3 Phase | Yes |
| Power Amps | 500 |

Exterior

| | |
|-------------------|-----------------------------|
| Security | Yes |
| Open Parking Bays | 40 |
| Parking Ratio | 1 bays / 100 m ² |

Sizes

| | |
|-----------------|---------------------|
| Floor Size | 3,258m ² |
| Land Size | 7,215m ² |
| Building Height | 7m |

