



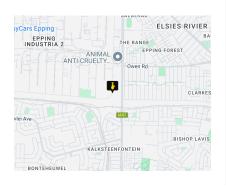
Gavin Rudolph

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 Bloubergrant 7441



Web Ref CL18477









Gross Monthly Rental R213,290 Excl. VAT





2770m2 INDUSTRIAL WAREHOUSE WITH PRIVATE YARD

Located at 54 Bofors Circle, this industrial property offers a 2770 square meter warehouse with a 2200 square meter yard. The open-plan factory floor minimizes structural interruptions, optimizing operational efficiency with 3-phase power and three large roller doors that facilitate smooth logistical operations.

Key features:

- *Round-the-clock professional security monitoring
- *A fully enclosed private yard *Three large 5-meter roller doors
- *100-amp 3-phase electrical capacity
- *Flexible open-plan and private office configurations
- *Comprehensive staff facilities including kitchen and canteen
- *Separate male and female ablution areas *Additional mezzanine storage options

Zoning Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	2,770m ²
Power 3 Phase	Yes	Open Parking Bays	27	Land Size	2,770m ²
Power Amps	100	Parking Ratio	1 bays / 100 m²	Building Height	7m