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9 Blaauwberg Road  
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7441

3,258m<sup>2</sup> Warehouse To Let in Epping Industrial



Web Ref CL18557



R267,156 pm

Gross Monthly Rental R267,156 Excl. VAT

0 40

## 3258m<sup>2</sup> INDUSTRIAL WAREHOUSE | 4734m<sup>2</sup> YARD | 500 AMP 3-PHASE

This impressive 3,258m<sup>2</sup> 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 2,842m<sup>2</sup> open-plan warehouse, 416m<sup>2</sup> of office space and a 4,734m<sup>2</sup> 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 <sup>2</sup>

### Sizes

Floor Size	3,258m <sup>2</sup>
Land Size	7,215m <sup>2</sup>
Building Height	10m

### Extras

Security

