



Positioned for ultimate visibility and accessibility, this exceptional distribution facility is a rare opportunity for businesses seeking a secure, high-profile location. Ideally situated alongside the N3 highway in Heriotdale's industrial hub, the property offers constant exposure to passing traffic, providing unparalleled 24/7 branding opportunities. Previously utilized by prominent retailers like Shoprite and Pick n Pay, this facility is designed to meet the demands of FMCG, light manufacturing, and logistics operations.

The warehouse boasts a spacious design with impressive height to the eaves of approximately 8 meters, a fully sprinklered system for fire safety, and versatile access through 24 roller shutter doors (both on-grade and dock-level). Complementing the warehouse is a massive 7,000m² concreted yard, ideal for seamless truck maneuvering and storage. Located near the Geldenhuys interchange, this property offers effortless connectivity to major transport routes, making it a strategic hub for your distribution and operational needs.

R55,000,000
excl. VAT & Utilities

FEATURES

Building Size (m ²)	11508
Land Size (m ²)	24100
Zoning	Industrial
Security	No

Power 3 Phase	Yes
Power Amps	630
Air Conditioning	No

WEB REFERENCE NO.
COM21168

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