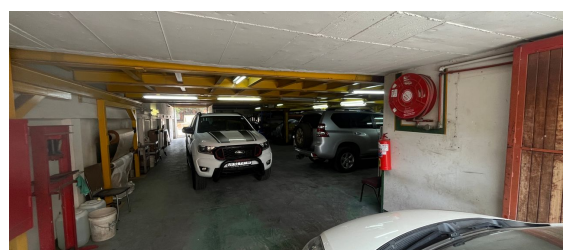
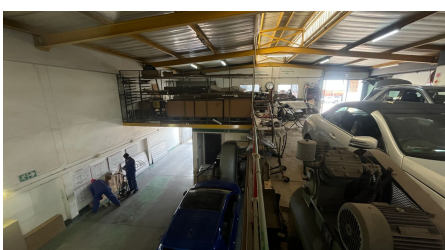


**Pretoria, Gauteng**  
**Prime 468 sqm Silverton Warehouse**



Discover an exceptional 468 sqm warehouse in Silverton, Pretoria, offering a prime investment or business opportunity in this thriving industrial hub. Situated on a spacious 595 sqm property, it provides ample room for development, parking, or storage, with versatile industrial zoning suited for manufacturing, distribution, or workshops. Its strategic location ensures excellent access to major highways and transport links, enhancing operational efficiency for suppliers and customers alike. Equipped with essential utilities, robust infrastructure, and ample parking, this well-constructed warehouse supports seamless operations. Currently tenanted until February 2029, the property offers immediate rental income, with rent increasing by 8% in January 2025 to R30,240 per month. Silverton's growing business community and dynamic environment further position this property as a valuable addition to any portfolio.

**R2,450,000**  
**excl. VAT & Utilities**

**FEATURES**

Building Size (m <sup>2</sup> )	468
Land Size (m <sup>2</sup> )	595
Zoning	Industrial
Security	No
Power 3 Phase	No
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM21855**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



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