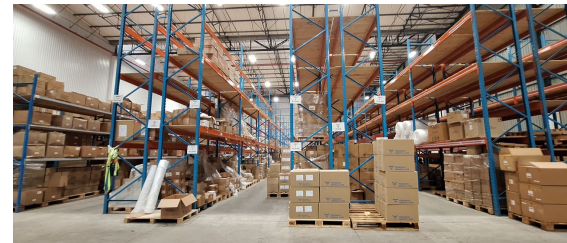
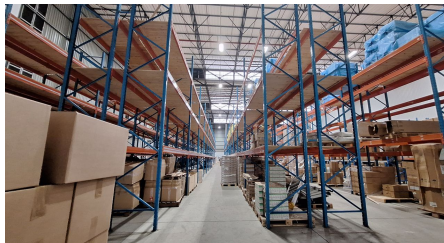
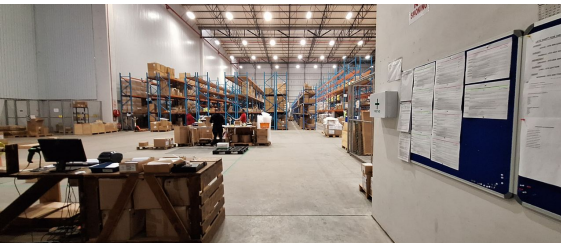


**Cape Town, Western Cape**

**Cutting-Edge Industrial Warehouse in Golf Air Park 2: Tailored for Efficiency and Security**



Explore a highly secure industrial warehouse now available for rent in the esteemed Golf Air Park 2 of Airport Industria. This modern facility spans approximately 3213 m<sup>2</sup> and is ideally suited for logistics and warehousing operations. It features an impressive 14-meter eave height, energy-efficient LED lighting, and two loading docks to facilitate smooth operations. Additionally, a state-of-the-art fire sprinkler system and an insulated ceiling for climate control ensure a safe and efficient work environment. With a robust 250A 3-phase power supply and a spacious shared loading yard, this warehouse is designed to enhance logistics efficiency, all backed by 24-hour security for peace of mind.

The accompanying office space is thoughtfully designed for maximum functionality, featuring an open-plan layout, a well-equipped boardroom for meetings, a kitchenette, and modern ablution facilities. High-speed fibre connectivity boosts productivity, and secure parking is available for both staff and clients. Located in the heart of Airport Industria, Golf Air Park offers easy access for employees commuting from Belhar, Elsies River, and Nyanga via bus, BRT, taxi, or train. With quick connections to key industrial zones like Epping, Parow, and Philippi, this location serves as a well-designed hub for businesses seeking efficient

**R314,874 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R91

**FEATURES**

Gross Monthly Rental Available From	R314,874 Excl. VAT
Lease Period	March 1, 2025 24 months
Building Size (m <sup>2</sup> )	3213
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM19978**

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



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