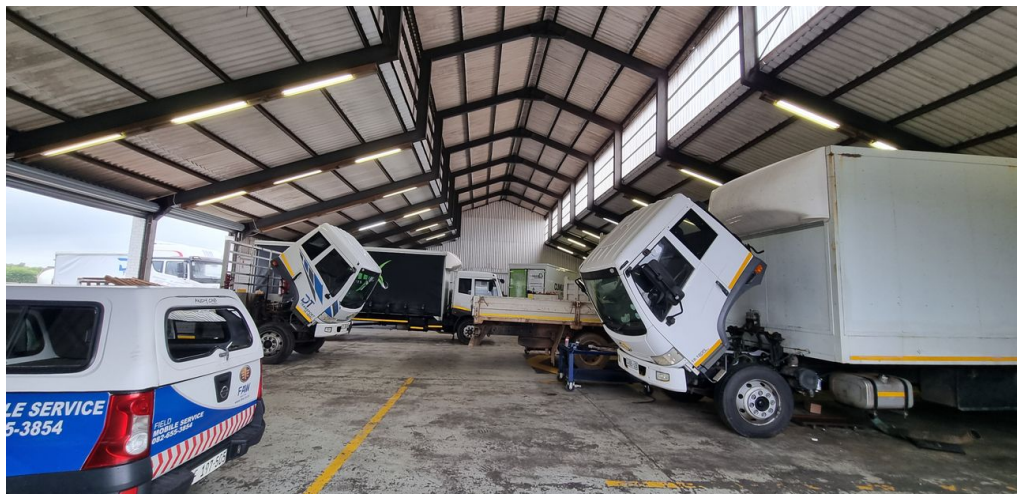


Kraaifontein, Western Cape

Warehouse with yard and massive exposure on N1



Discover a prime opportunity for your business in the thriving industrial hub of Kraaifontein. This expansive 2200m² warehouse, set on a generous 5000m² land plot, offers ample space for operations, storage, and future expansion. Whether you're looking to establish a distribution center, manufacturing facility, or consolidate logistics, this property is the ideal solution for your business needs.

Key features of the property include a spacious 2200m² warehouse with an open layout, allowing flexible configurations to suit various industrial activities. The large 5000m² land size provides not only ample parking for staff and delivery vehicles but also opportunities for outdoor storage, loading docks, or further expansions. The property is strategically located with excellent connectivity to major transport routes, including the N1 and N2 highways, ensuring smooth logistics. Additionally, the warehouse features high ceilings for efficient storage, robust security with fencing and surveillance, and essential utilities such as three-phase electricity and water services. With zoning compliance and the potential for further customization or expansion, this property offers everything you need to grow your business in a well-connected and secure environment.

R241,000 PM
excl. VAT & Utilities
price per m²: R109

FEATURES

Gross Monthly Rental Available From	R241,000 Excl. VAT
Lease Period	Feb. 1, 2025 Negotiable
Building Size (m ²)	2200
Land Size (m ²)	5000
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.
COM21360

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for more information about this property



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