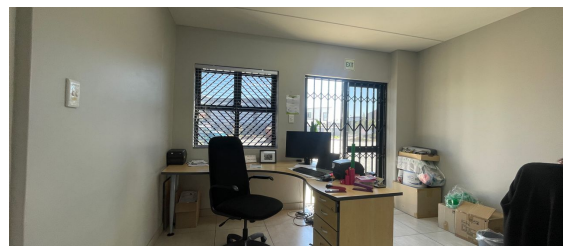
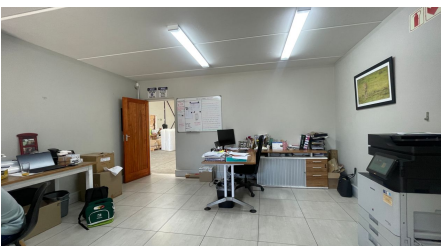
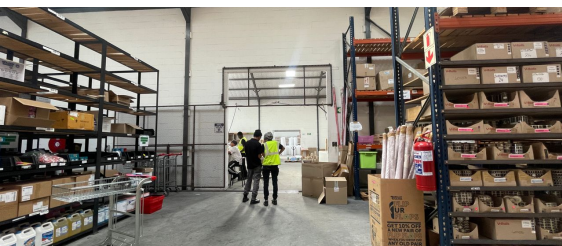


**Milnerton, Western Cape**

**Industrial Facility Available  
for Lease in Rivergate**



This well-positioned industrial warehouse for rent in Rivergate offers the perfect space for businesses in need of efficient storage and distribution facilities. Located in a thriving industrial hub, it provides easy access to major transport routes, ensuring hassle-free logistics. The property features excellent truck access, a secure yard, and well-appointed office space. Designed for seamless operations, it is equipped with a high roller shutter door, ample internal height, and 3-phase power, making it ideal for various industrial needs, whether for storage or distribution.

Spanning 602sqm, the warehouse is spacious and functional, with a layout that streamlines logistics. The 6m height to the eaves allows for efficient vertical storage, while the 210sqm secure yard provides additional outdoor space for storage or vehicle movement. The large roller shutter door (4.5m x 3.5m) facilitates easy loading and offloading, and the property includes 4 dedicated parking bays for staff and visitors. Additionally, the reception area, boardroom, and private office offer comfortable office space, making this property a complete solution for industrial businesses.

**R49,520 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R80

### FEATURES

Gross Monthly Rental Available From	R49,520 Excl. VAT
Lease Period	June 1, 2025 Negotiable
Building Size (m <sup>2</sup> )	619
Land Size (m <sup>2</sup> )	619
Zoning	Industrial
Security	No
Open Parkings	4
Power 3 Phase	Yes
Air Conditioning	No

**WEB REFERENCE NO.  
COM23069**

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



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