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R15,000,000

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For Sale 1,769 sqm Industrial Warehouse/Factory & Offices in N4 Gateway Industrial Park, Pretoria

This property is located within the very popular N4 Gateway Industrial Park. The park has 24-hour security and access-controlled entry and is easily accessible from all major roads and the N4 highway with on and off-ramps at Solomon Mahlangu Drive.

N4 Gateway Industrial Park features state-of-the-art security consisting of perimeter CCTV cameras, electric fencing and guarded access gates with biometrics.

The building is ideal for light industrial uses i.e. manufacturing, distribution and storage.

The building is internally divided into two sections with two short leases in place. The tenants would like to renew the leases which make the building ideal for an investor, however since the lease terminates within the next year the building would be suitable for an owner-occupier as well.

Features

Title	Freehold				
Zoning	Industrial				
Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	1,769m ²
Power 3 Phase	Yes			Land Size	2,539m ²
Power Amps	60			Building Height	10m
Extras					
Conference Room 24 Hour Access Air Conditioner Electric Gate Totally Walled Fitted elevator 3 Phase Power - 60 Amps					

