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Web Ref 7002001-62478



R17,500,000

Monthly Rates R23,730 Excl. VAT



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## Warehouse Zoned Industrial1: Ideal for Manufacturing and Commercial Uses

Discover this exceptional industrial property, ideally located in the sought-after Vintonia area of Mbombela. Positioned just off R40, the property offers seamless access to both R104 and R40, making it a prime location for businesses seeking convenience and connectivity.

Property Highlights:

ERF Size is 12,026 square meters with two entrances, making it ideal for drive-through truck deliveries and loading.

The Gross Leasable Area (GLA) is 3,024 square meters.

Main Buildings:

First Building is approximately 2623 square meters under the roof, consisting of two large storage or manufacturing areas with high roller doors for easy loading and unloading. The building also features several offices, a training center, a boardroom, a

## Features

**Zoning** Commercial

### Sizes

Floor Size 3,204m<sup>2</sup>

Land Size 12,026m<sup>2</sup>

### Extras

Concrete Brick Near Bus City Center Kitchen - Extra Near Highway Air Conditioning Unit Near Shopping Mall Near Motorway Fire Escape