

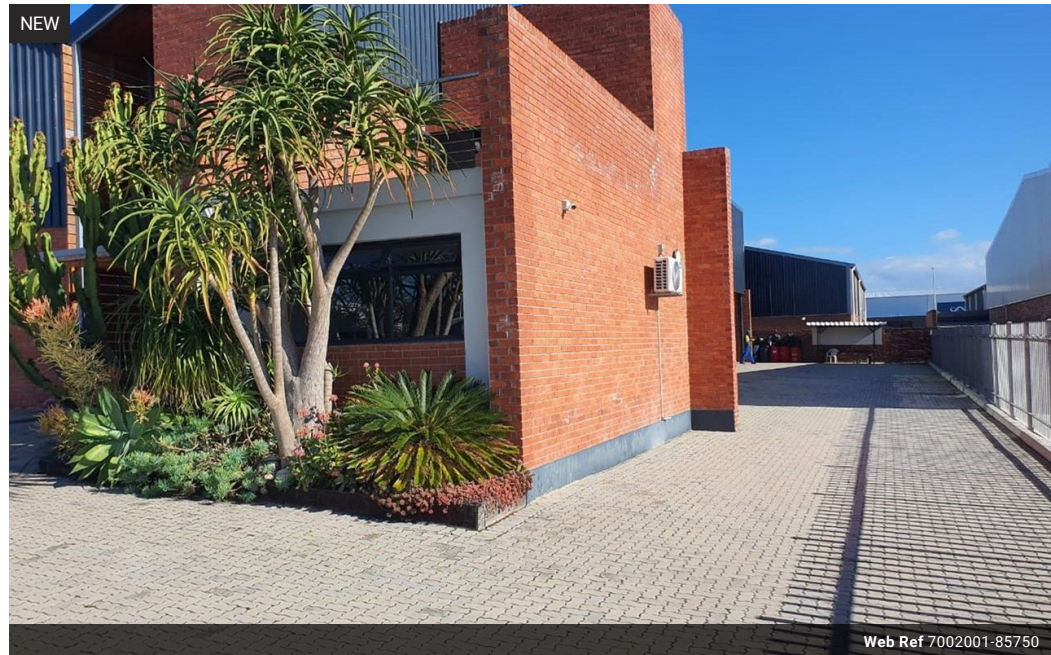


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R9,900,000

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### Premium AAA-Grade 900m<sup>2</sup> Industrial Facility Located in Fairview

Presenting a top-tier 900m<sup>2</sup> industrial property that perfectly blends cutting-edge warehousing with modern office space, this versatile facility is ideal for manufacturing, storage, or distribution operations. Featuring a spacious 715m<sup>2</sup> high-tech warehouse and 185m<sup>2</sup> of AAA-grade, fully air-conditioned office space, this property is designed for maximum efficiency. The reception area leads to five well-appointed offices, two executive suites with private ablutions, and a sleek, fully-equipped kitchen — delivering a professional and functional workspace.

The warehouse offers exceptional flexibility with its 6-meter internal height and column-free design, allowing for optimal racking and workflow. It is intelligently divided into three sections — storage, tool room, and manufacturing area — yet can be effortlessly

### Features

**Zoning** Commercial

#### Interior

Floor Loading Cap.	20 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	160

#### Exterior

Security	Yes
Open Parking Bays	27

#### Sizes

Floor Size	900m <sup>2</sup>
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#### Extras

Wheelchair Accessible Kitchen-Dinette Frequency location Near Bus Near Shopping Mall Near Golf Course Good reachable traffic Eat-in Kitchen Security - System Alarm System Fibre Air Conditioning Unit Near Fitness centre Near Schools On Busy Road Air Conditioner Near Shops Unfinished Near Public Transportation High Traffic High Speed Internet Near University/ Campus Near Park Safe Location Near Medical Center