

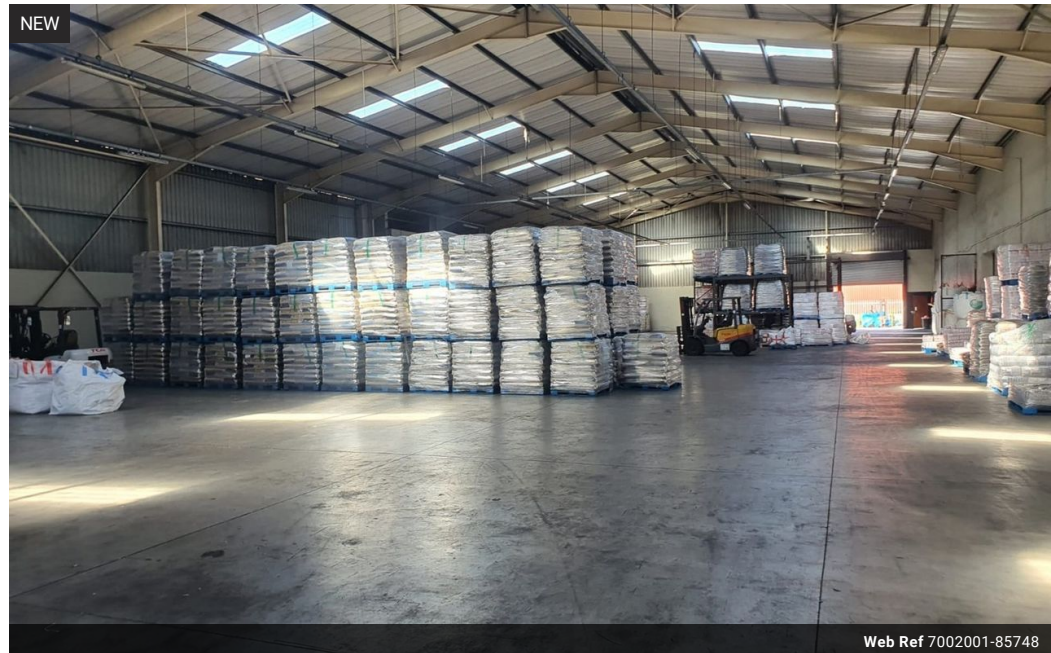


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R15,000,000

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Prime 4105m² Industrial Distribution Facility with Development Potential in Windvogel

Situated in the thriving industrial heart of Windvogel, Port Elizabeth, this exceptional 4105m² warehouse presents an outstanding opportunity for discerning investors or owner-occupiers. This portal-style structure offers an impressive 8-metre height to the eaves, ideal for high-volume racking and vertical storage. Featuring durable power-floated floors and four wide industrial roller shutter doors, the facility is purpose-built for seamless goods handling and optimal operational flow. A robust three-phase electrical supply ensures readiness for a variety of industrial applications, from warehousing and distribution to light manufacturing.

The property is further enhanced by an expansive concrete yard, providing generous articulation space for superlinks and heavy-

Features

Zoning Industrial

Interior

Floor Loading Cap. 20 Tn/m²
Air Conditioning Yes
Power 3 Phase Yes

Exterior

Security Yes
Open Parking Bays 20

Sizes

Floor Size 4,100m²

Extras

Wheelchair Accessible Frequency location Closed Circuit TV Near Bus Near Highway Good reachable traffic Eat-in Kitchen Security - System Alarm System Fibre Air Conditioning Unit Near Fitness centre Unfurnished Near Schools Air Conditioner Near Railway station Near Shops Unfinished High Traffic Near Motorway High Speed Internet Near Park Near Medical Center