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20,723m<sup>2</sup> Warehouse To Let in Louwldardia

NEW



Web Ref CL12943



R2,149,545 pm

Gross Monthly Rental R2,149,545 Excl. VAT



0



234

## 20,723m<sup>2</sup> High-Spec Warehouse in Louwldardia Business Park – Ideal for Logistics & Distribution

Maximize your operational potential with this expansive 20,723m<sup>2</sup> warehouse, perfectly positioned in the highly sought-after Louwldardia Business Park. With secure access control, 24-hour security, and super-link truck access, this facility is designed for seamless logistics and high-volume distribution. Natural lighting, ample open parking, and proximity to the N1 highway further enhance its appeal. A robust 160-amp three-phase power supply supports a wide range of industrial activities.

The warehouse is equipped with multiple roller shutter doors, four dock levelers, and an impressive 15-meter eaves height—perfect for high stacking and bulk storage. A modern three-storey office component offers well-appointed boardrooms, restrooms, and

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	80

### Exterior

Security	Yes
Open Parking Bays	234

### Sizes

Floor Size	20,723m <sup>2</sup>
Land Size	40,000m <sup>2</sup>



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