



**Johan van Blommestein**  
073 713 8178  
johanvb@greeff.co.za



**Brendon Leask**  
0761802951  
brendon@greeff.co.za

Contact Western Cape  
Commercial & Industrial

021 5182209

Unit A9 Spearhead Business Park  
Montague Drive  
Montague Gardens, 7441  
Western Cape South Africa



Web Ref CL2224



R5,564,000

0 0

**Industrial For Sale In Killarney Gardens**

This 856m<sup>2</sup> industrial property in Killarney Gardens offers a lot of potential, especially for businesses looking to own rather than rent. The unit is situated in a sectional title complex and shares a yard with three neighboring units, providing a secure and collaborative environment.

Key features include:

A reception area with ablutions on the ground floor.

A first-floor boardroom and two offices, ideal for administrative purposes.

A large roller door (4.7m wide by 5.3m high) for easy access to the warehouse.

Strong security features, including burglar bars and a security gate on the ground floor.

Insulated roofing and a height to eaves of 6.6m, with an apex of 9m, offering good storage and operational capacity.

150 amps of 3-phase power to accommodate industrial equipment.

**Features**

**Zoning** Industrial

<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Power 3 Phase	Yes	Security	Yes	Floor Size	856m <sup>2</sup>