

# GREEFF

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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Unit A9 Spearhead Business Park

Montague Drive

Montague Gardens, 7441

Western Cape South Africa

17,600m<sup>2</sup> Warehouse To Let in Parow Industrial



R90 per m<sup>2</sup>

Gross Monthly Rental R1,584,000 Excl. VAT



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## Prime Industrial Warehouse To Let In Parow Industria

This extensive unit boasts an optimal layout, providing the necessary facilities to enhance workflow. Excellent access to the M10, M12 and Voortrekker Road which feed to major transport routes, such as the N1, N2 and R300. Close proximity to labour pool and public transport facilities. This warehouse also has easy access to the Cape Town International Airport.

Area breakdown:

- Site area 29 811 m<sup>2</sup>
- Warehouse 17 000 m<sup>2</sup>
- Office 600 m<sup>2</sup>
- Dev Potential (GLA) 17 600 m<sup>2</sup>
- Yard 5 900 m<sup>2</sup>
- Canopy 976m<sup>2</sup>

Property features:

- Clear springing/eave height of 15.5 meters
- 5 automated on-grade roller shutter doors
- 6 dock loading bays with roller shutter doors and dock levelers (covered by canopies). Can be expanded to 12 dock loading bays.
- Kelley dock-levelers available

## Features

**Zoning** Industrial

**Sizes**

Floor Size 17,600m<sup>2</sup>



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