



**Dario Marote**  
0723850970  
dario@kellaprince.co.za

Contact Head Office

013 7544400

The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200



Web Ref CL2174



**R180,000 pm**

**Gross Monthly Rental** R180,000 Excl. VAT    **Monthly Levy** R4,400 Excl. VAT  
**Monthly Rates** R26,500 Excl. VAT

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## LARGE WAREHOUSE TO RENT RIVERSIDE INDUSTRIAL PARK

Presenting a substantial property strategically situated in the highly sought-after Riverside Industrial Park in Nelspruit, easily accessible from the R40 & N4 Interchange.

This impressive warehouse spans an area of 2,250m<sup>2</sup>, featuring eight dispatch roller doors with caged cubicles and raised central office cubicles overlooking both dispatch and receiving areas. Additionally, the warehouse boasts three large receiving roller shutter doors and a spacious yard, providing convenient access for large trucks. The warehouse floors are impeccably finished with a power floated surface, and amenities include an extra cold-room area and a medical office.

Offering an additional 750m<sup>2</sup> of tiled space, ideal for administrative operations, the ground floor hosts a sizeable reception area, an

## Features

**Zoning** Commercial

### Interior

Air Conditioning    Yes  
Power 3 Phase    Yes

### Sizes

Floor Size    3,000m<sup>2</sup>

