



**Morne Flewin**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 023 415 1)  
 0825765210  
 morne@kellaprinCE.co.za

Contact Head Office

013 7544400

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



Web Ref CL730



**R4,300,000**

 16  6

### PRIME DOUBLE-VOLUME WAREHOUSE FOR SALE

This freestanding, double-volume warehouse offers prime industrial space in excellent condition. The property is fully fenced, providing added security and privacy, with an exclusive yard area and ample parking. Access is conveniently controlled via a remote-controlled gate.

Whether you're looking for storage or operational space, this warehouse is ideal for a range of industrial activities.

### Features

**Zoning** Industrial

**Interior**  
 Power 3 Phase Yes

**Exterior**  
 Covered Parking Bays 16  
 Open Parking Bays 6

**Sizes**  
 Floor Size 706m<sup>2</sup>

