



**Morne Flewin**

Non-Principal Property Practitioner  
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The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200



Web Ref CL2320



**R4,500,000**

 7  0

**WAREHOUSE WITH YARD SPACE FOR SALE IN ROCKY DRIFT**

This recently renovated warehouse, featuring ample yard space, is now available for sale in Rocky Drift industrial area.

The property consists of two buildings:

Main Warehouse (430 sqm): Includes a reception area, two private air-conditioned offices, a small storeroom, and ablution facilities with showers. The warehouse itself is double-volume and features a grease trap. Two roller shutter doors provide easy access.

Secondary Building (190 sqm): Offers two air-conditioned offices and two roller shutter doors for added convenience.

Key Features:

- 150A Three-Phase power supply
- Fully fenced with an electric fence for enhanced security
- Automated main gate with an electric motor
- Seven shaded carports
- On-site wash bay

**Features**

**Zoning** Industrial

**Interior**

Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 150

**Exterior**

Security Yes  
Covered Parking Bays 7

**Sizes**

Floor Size 620m<sup>2</sup>  
Land Size 2,760m<sup>2</sup>

