

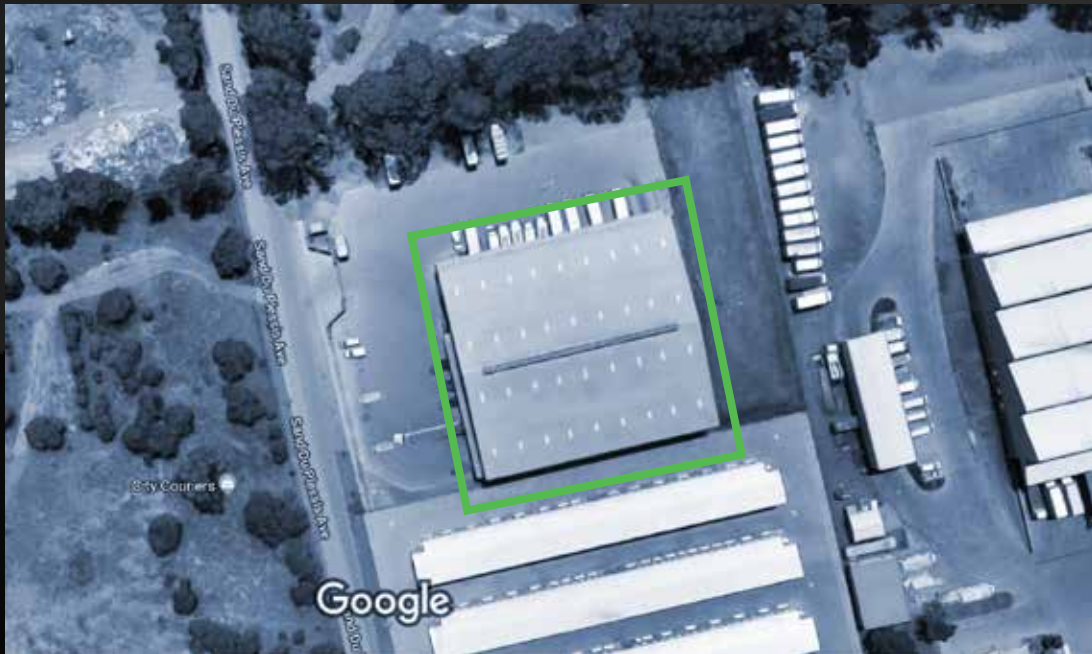


CITY INDUSTRIAL PROPERTY

"Building property solutions..."

BLOEMFONTEIN

29.108685° S, 26.270580° E



TOTAL SITE AREA (M2)	8,033 sqm
USES (POTENTIAL)	Industrial and Manufacturing
SITE DESCRIPTION	63 Estoire Settlement, Bloemfontein
SITE ACCESS & CONDITION	Boom gates and Security guard house,
SURROUNDING AREA	Westdene
PROXIMITY TO URBAN AREA/WORKFORCE	+/- 8km
PROXIMITY TO NEAREST AIRPORT	6km away from the Airport
COVERED AREA -WAREHOUSE (M2)	3718 sqm
OFFICES (M2)	300 sqm
ABLUTIONS/CANTEEN (M2)	100 sqm Canteen & Ablutions
GATEHOUSE (M2)	16sqm
FLOOR LOADING WEIGHT	180mm Thickness
DOORS	15 Roller Shutter doors
ROOFING & ROOF HEIGHT	IBR sheeting
DRAINAGE	Municipal
SECURITY	Onsite security + Office & Warehouse Alarm
POWER SUPPLY	200 Amps
WATER SUPPLY	Municipal
WASTE DISPOSAL / SEWAGE	Municipal
GPS CO-ORDINATES	Latitude: -29.108685, Longitude: 26.270580
OTHER	Key strategic logistics hub servicing the Western Cape from Gauteng and Durban. Cross-doc facility currently being extended for City Logistics.