



CITY INDUSTRIAL PROPERTY

"Building property solutions..."

CATO RIDGE

29.737129° S, 30.583954° E



TOTAL SITE AREA (M2)	12,330
USES (POTENTIAL)	Workshop
SITE DESCRIPTION	Portion 53 of Farm Manglo Ridge No 14324
SITE ACCESS & CONDITION	Boom gates and Security guard house
SURROUNDING AREA	Hammersdale
PROXIMITY TO URBAN AREA/WORKFORCE	+/- 5 km
PROXIMITY TO NEAREST AIRPORT	26 km away from PMB Airport
COVERED AREA -WAREHOUSE (M2)	500 sqm (Workshop)
OFFICES (M2)	-
ABLUTIONS/CANTEEN (M2)	-
GATEHOUSE (M2)	6 sqm
FLOOR LOADING WEIGHT	180mm Thickness
DOORS	-
ROOFING & ROOF HEIGHT	IBR sheeting
DRAINAGE	Municipal
SECURITY	Onsite security + Office + Warehouse Alarm
POWER SUPPLY	Generator Power (currently)
WATER SUPPLY	Municipal
WASTE DISPOSAL / SEWAGE	Municipal
GPS CO-ORDINATES	-29.737129, 30.583954
OTHER	Strategically positioned transport site on the N3 corridor on route to Johannesburg. Currently tenanted with a workshop structure, with further development potential.