



# CITY INDUSTRIAL PROPERTY

"Building property solutions..."

## HARRISMITH

28.280° S, 29.137° E



<b>TOTAL SITE AREA (M2)</b>	20,111 sqm
<b>USES (POTENTIAL)</b>	Industrial and Manufacturing
<b>SITE DESCRIPTION</b>	Lot 1673 and 1674 Harrismith
<b>SITE ACCESS &amp; CONDITION</b>	Boom gates and Security guard house
<b>SURROUNDING AREA</b>	Ladysmith
<b>PROXIMITY TO URBAN AREA/WORKFORCE</b>	+/- 15km
<b>PROXIMITY TO NEAREST AIRPORT</b>	-
<b>COVERED AREA -WAREHOUSE (M2)</b>	942 sqm
<b>OFFICES (M2)</b>	133 sqm
<b>ABLUTIONS/CANTEEN (M2)</b>	161 sqm Canteen & Ablutions
<b>GATEHOUSE (M2)</b>	11sqm
<b>FLOOR LOADING WEIGHT</b>	180mm Thickness
<b>DOORS</b>	7 Roller Shutter Doors
<b>ROOFING &amp; ROOF HEIGHT</b>	IBR sheeting
<b>DRAINAGE</b>	Municipal
<b>SECURITY</b>	Onsite security + Office + Warehouse Alarm
<b>POWER SUPPLY</b>	2.0 MVA
<b>WATER SUPPLY</b>	Municipal
<b>WASTE DISPOSAL / SEWAGE</b>	Municipal
<b>GPS CO-ORDINATES</b>	Latitude: -28.280 Longitude: 29.137
<b>OTHER</b>	Half-way point to Johannesburg on the N3, used as a resting and fuelling site for City Logistics. Distribution facility for end-point delivery into the Free state and Kwa-Zulu Natal.