



CITY INDUSTRIAL PROPERTY

"Building property solutions..."

NELSPRUIT

25.4273° S, 30.9699° E



TOTAL SITE AREA (M2)	3,735 sqm
USES (POTENTIAL)	Warehousing and Industrial
SITE DESCRIPTION	Portion 4 of ERF 909 Riverside Park EXT 24 Nelspruit
SITE ACCESS & CONDITION	Guardhouse c/w lockable gate access
SURROUNDING AREA	White River
PROXIMITY TO URBAN AREA/WORKFORCE	8km
PROXIMITY TO NEAREST AIRPORT	8km
COVERED AREA -WAREHOUSE (M2)	1260 sqm
OFFICES (M2)	160 sqm
ABLUTIONS/CANTEEN (M2)	-
GATEHOUSE (M2)	6.5sqm
FLOOR LOADING WEIGHT	-
DOORS	9 Roller Shutter Doors
ROOFING & ROOF HEIGHT	IBR sheeting
DRAINAGE	Municipal
SECURITY	Warehouse camera's
POWER SUPPLY	100 AMP
WATER SUPPLY	Municipal
WASTE DISPOSAL / SEWAGE	Gravity
GPS CO-ORDINATES	Latitude: -25.4324, Longitude: 30.9612
OTHER	Well-positioned logistics site in one of South Africa's fastest growing areas. Easily convertible to retail given the location.