

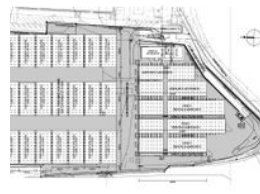
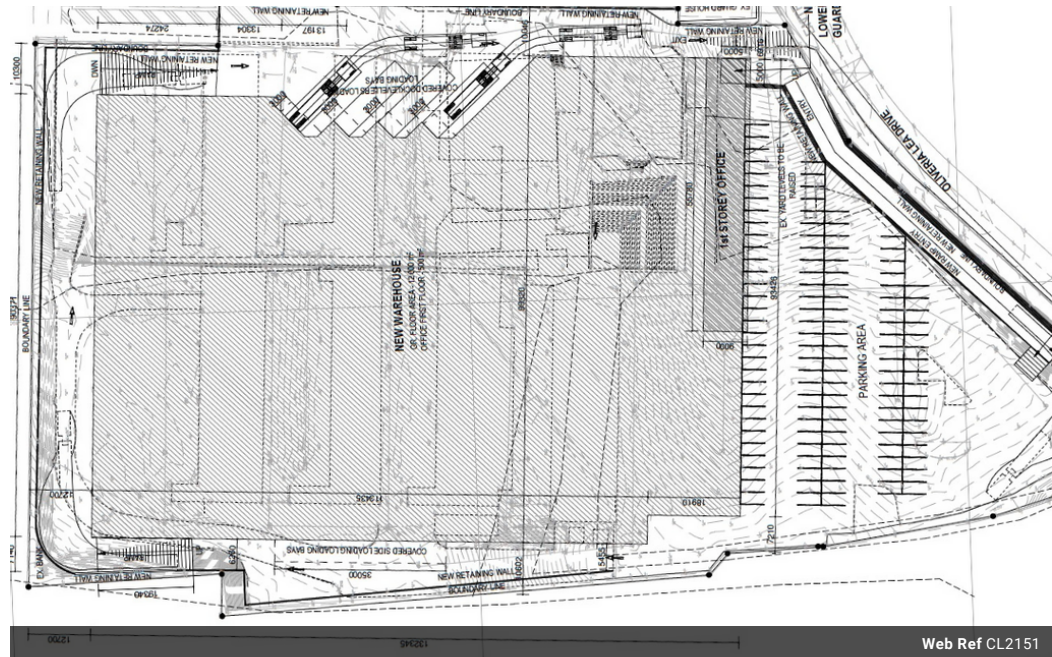


**Loy de Jager**  
082 855 9591  
loy@upsideproperties.co.za

Contact Head Office

031 5311103

Suite 1  
The Corals  
7 Campbell Drive  
Umhlanga  
4319



## POA

 0  0

## 12 000m<sup>2</sup> Warehouse Development In Umbilo

Upside Properties is thrilled to introduce a distinctive industrial development opportunity in Umbilo, Durban South.

Situated in Umbilo, just 2km from the Durban Port, this property enjoys excellent exposure along the R102, leading to Rossburgh Testing Grounds, Edwin Swales Drive, and the N2 freeway.

Offering versatile usage options such as:

- Warehouse development (Conceptual plans for 12 000m<sup>2</sup> GLA however can be smaller)
- Container depot (Plans for a site to store +/- 1300 12m containers)
- Truck / vehicle staging
- Office/training campus

The site caters to various business needs. Its strategic location near the Durban Port minimizes transportation costs and simplifies logistics for importing and exporting goods.

## Features

**Zoning** Industrial

**Interior**  
Power 3 Phase Yes

**Sizes**  
Floor Size 12,000m<sup>2</sup>  
Land Size 22,000m<sup>2</sup>