

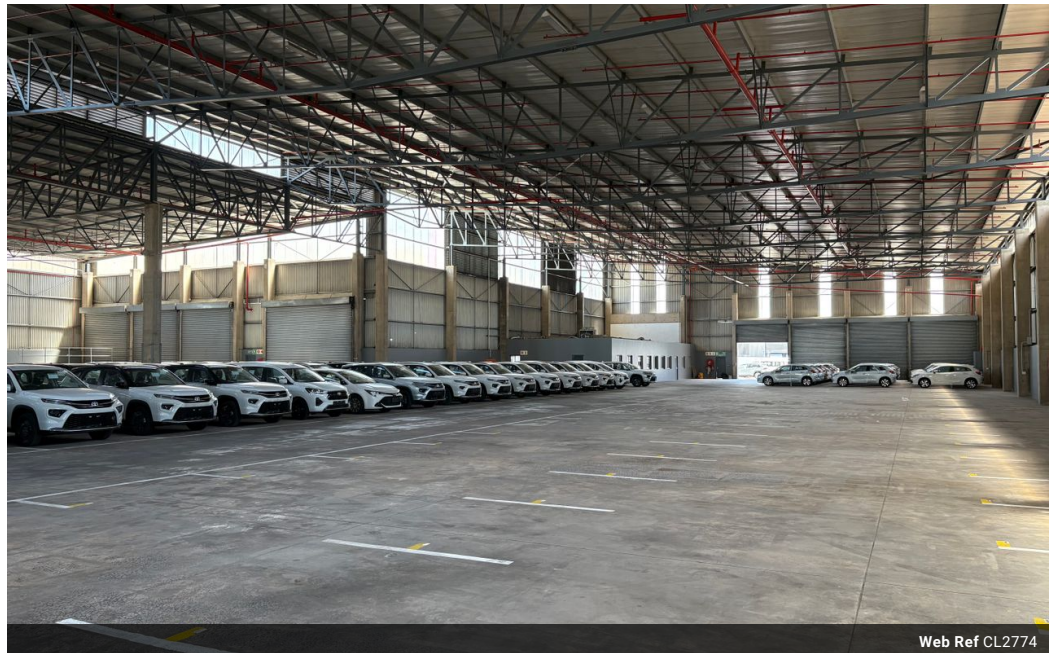


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Web Ref CL2774



R1,095,288 pm

Gross Monthly Rental R1,095,288 Excl. VAT

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## Prime Industrial Property for Lease in Prospecton

### Property Overview:

Location: Prospecton, Durban

GLA (Gross Lettable Area): 10,428 m<sup>2</sup> of warehousing and canopies

Yard Area: 6,100 m<sup>2</sup> of container hardstand + 4,400 m<sup>2</sup> of general hardstand

Rental: Through rate for warehouses, canopies, and yard

Power Supply: 1,200 Amps

Fire Protection: Warehouse A & B with 10mm Design density municipal supply

Entrance/Exit Gates: Separate access gates with drive-through capabilities

### Key Features:

Strategic Location: Situated in the highly sought-after industrial node of Prospecton, which offers easy access to major transport routes, highways, and Durban's ports, making it ideal for logistics, warehousing, and distribution.

Spacious Warehousing: The property offers a total of 10,428 m<sup>2</sup> of warehousing and canopies, providing ample space for large-

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	1200

### Sizes

Floor Size	10,428m <sup>2</sup>
Land Size	20,928m <sup>2</sup>