

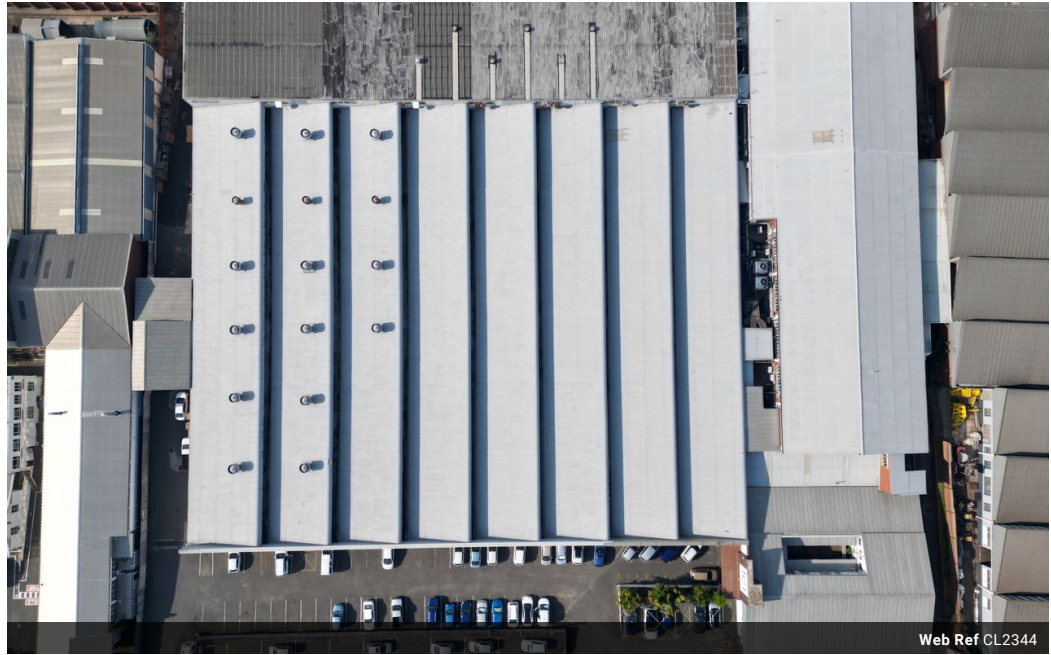


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R52,000,000



### 14 167m<sup>2</sup> Noxious Warehouse For Sale In Mobeni

Mobeni stands as Durban's premier industrial hub, providing businesses with unparalleled advantages. Its strategic location minimizes transport costs for container handling, facilitating seamless import and export operations. This critical advantage makes Mobeni an ideal destination for businesses seeking efficiency and cost-effectiveness in their logistics operations.

#### Property specifications:

- Noxious zoning allowing different types of manufacturing
- 14 167m<sup>2</sup> GLA plus ± 1 184 m<sup>2</sup> lean to facilities
- Multiple loading options
- Access off Leicester Road via two entrances
- Secure, fenced and gated
- Tarred parking area for ± 81 cars.
- Power supply of 2 MVA
- Full sprinkler system
- Overhead and natural-lighting

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase Yes

#### Sizes

Floor Size 14,167m<sup>2</sup>