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R6,500,000

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### Mini Factory in Canton Park

Canton Park is a secure industrial park situated just off the R102 and within 1km of the N2, is just a few minutes away from Ballito and approximately 20km from King Shaka International Airport.

Floor area includes Approx. 600 sq/m warehouse space, Approx. 250 sq/m mezzanine level with ramp access, Approx. 140 sq/m office & storage space, Reception area, kitchenette, 6 x toilets, 1 x shower.

Features: Airconditioned, Concrete flooring, 3 phase (60 amps) power, 8m height clearance, 4.5m roller shutter door, 3m roller shutter door with a ramp to the mezzanine level, 8 x open parking bays, 4 x covered parking bays, Loading Bay.

The park allows access for 14-ton truck deliveries and the two roller shutter doors in the unit allow for fast moving goods to flow

### Features

<b>Title</b>	Sectional				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	990m <sup>2</sup>
Power 3 Phase	Yes	Covered Parking Bays	4	Building Height	8m
		Open Parking Bays	8		
<b>Extras</b>					
Security					

