

13 Nguni Drive

 Longmeadow Business Park, Modderfontein

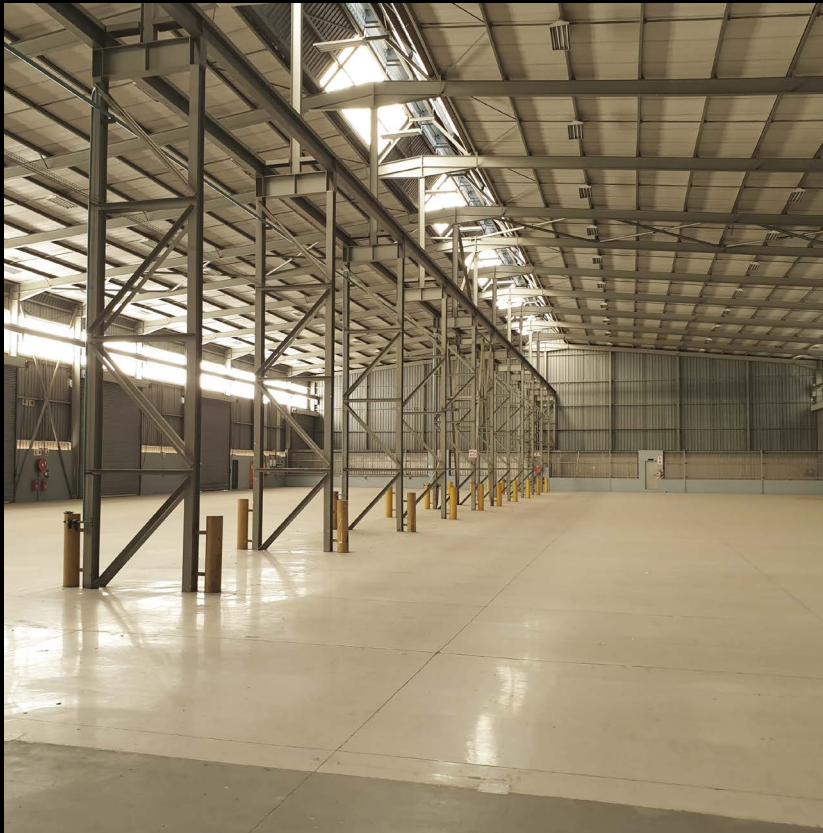
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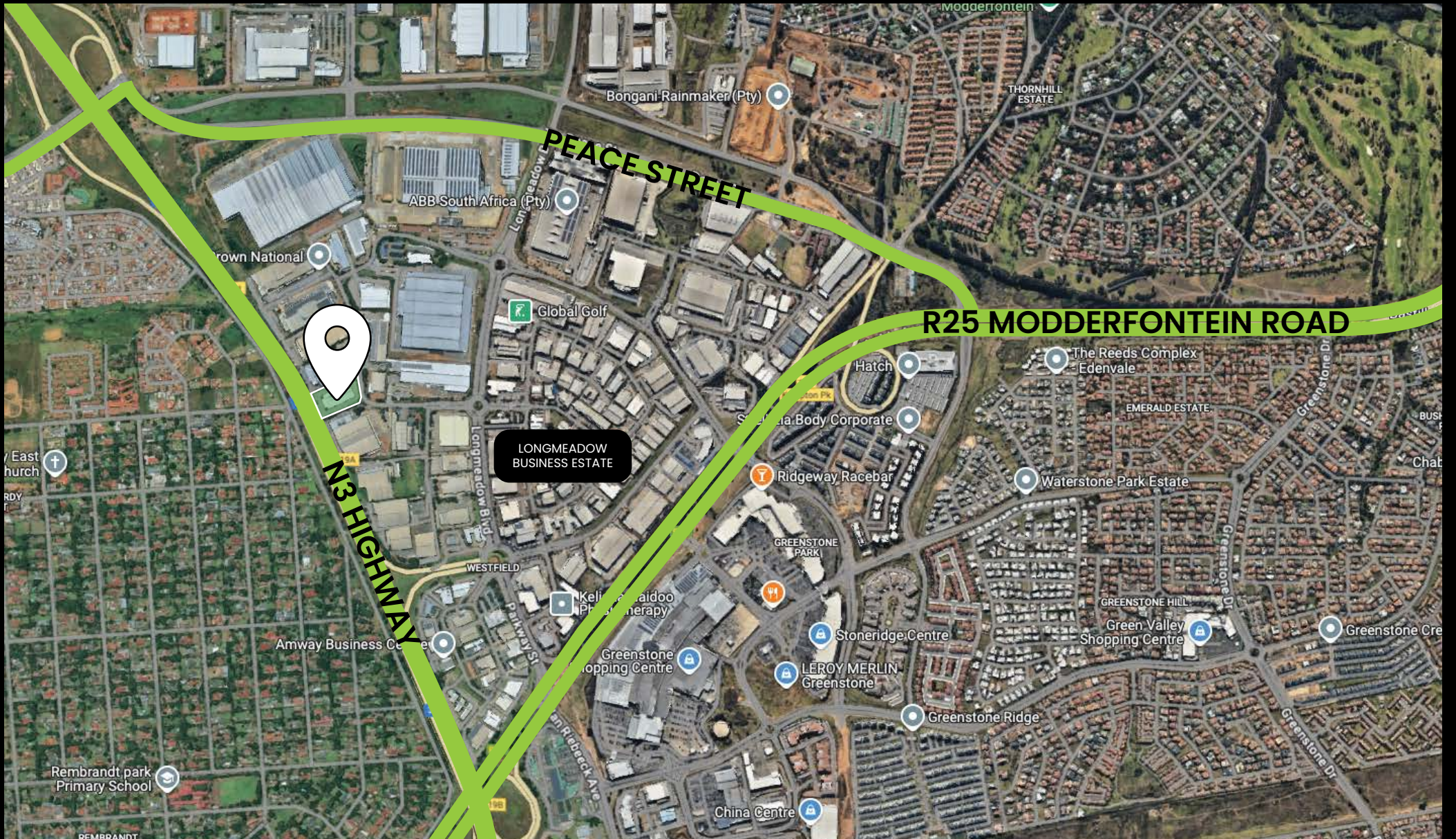


High-Power Industrial Facility with N3 Highway Exposure

Strategically positioned on Nguni Drive with prominent N3 Highway frontage, 13 Nguni Drive offers a highly functional industrial facility designed to support heavy industrial, manufacturing, warehousing, and logistics operations. Featuring substantial power supply, crane infrastructure, excellent truck accessibility, and extensive loading capabilities, this property provides an efficient and well-equipped operational environment within a key industrial node.

Specifications

Total GLA:	4 357m²		
• Warehouse	3 083m ²		
• Offices	903m ²	Stacking Height	Up to 3m
Roller Doors	10 x on-grade roller		
Loading Bays	348m ² in yard area		
Truck Access	Up to Superlink with reticulation space		
Yard Space	Yes		
Power Supply	400 amp 3 phase		
Fire Protection	Standard		
Fibre	Yes	Frontage	Yes
Staff Facilities	Ablutions	N3 Highway frontage & signage	
Parking	63 x open & shaded bays		
Zoning	Special		



LOCATION