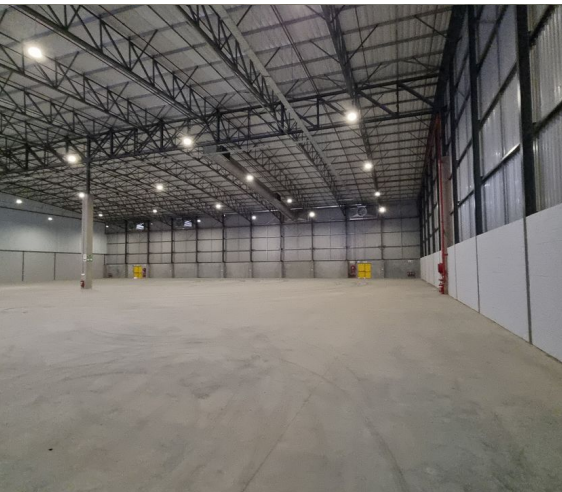


Blackheath, Western Cape

Industrial Space Available for Rent in Blackheath Industrial Area



Arterial Industrial Park is strategically situated along the Stellenbosch Arterial Road, right in the heart of the well-established Blackheath industrial area. This state-of-the-art industrial park features a diverse range of advanced units tailored for various manufacturing, storage, and logistics operations. Its central location ensures excellent connectivity to major routes, including the R300, N1, N2, and Cape Town International Airport.

Spanning approximately 40,000 sqm of gross leasable area, the park offers unit sizes between 1,862 sqm and 12,000 sqm, with customizable designs to fit specific operational needs. Security is a top priority, featuring 24-hour monitoring, access control, and a guardhouse to maintain a safe environment. The layout optimizes efficiency with well-balanced office and warehouse spaces, while spacious yard areas facilitate easy maneuvering and storage. Each unit is equipped with on-grade and docking height roller shutter doors for seamless loading and unloading, along with fire sprinklers and a minimum eaves height of 9m for enhanced safety. The development boasts high-performance specifications, including a 250-amp three-phase power supply with remote metering, ASIB-compliant sprinkler systems, and ample external operational space, all designed with sustainability in mind.

R414,000 PM

excl. VAT & Utilities

price per m²: R92

FEATURES

Gross Monthly Rental Available From	R414,000 Excl. VAT
Lease Period	March 1, 2025 Negotiable
Building Size (m ²)	4500
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO. COM20356

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