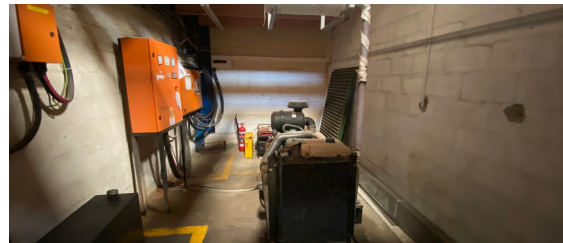




**Cape Town, Western Cape**  
**Prime Industrial Facility for Rent in Paarden Eiland**



Position your business for success with this 4,535m<sup>2</sup> industrial facility located in the highly desirable Paarden Eiland industrial node. Situated adjacent to Marine Drive, the property offers outstanding access to the N1 highway, Cape Town CBD, and the Port, making it an ideal location for logistics, manufacturing, or distribution operations.

**R391,600 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R86

**WEB REFERENCE NO.**  
**COM21157**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



This property features a spacious 3,000m<sup>2</sup> clear-span warehouse with 7m height to eaves, offering plenty of vertical storage capacity. Roller shutter access with dock levellers ensures smooth loading and unloading. The facility also includes 1,200 Amps of three-phase power to support high-demand operations, along with various ablution facilities, a canteen, and kitchenettes for employee convenience. Additionally, approximately 1,500m<sup>2</sup> of A-Grade office space across two floors provides ideal accommodation for administrative and executive functions. Other features include covered parking, a boom gate entry with security hut, and excellent signage opportunities along Marine Drive, enhancing your business visibility.

**FEATURES**

Gross Monthly Rental Available From	R391,600 Excl. VAT
Lease Period	May 1, 2025 Negotiable
Building Size (m <sup>2</sup> )	4535
Land Size (m <sup>2</sup> )	4535
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	1200
Air Conditioning	No

**CONTACT**  
**LORENZO FISHER**

📞 068 754 0443 / (021) 5699697  
✉ [lorenzo@3cubeproperty.co.za](mailto:lorenzo@3cubeproperty.co.za)