

Factotone Pty Ltd  
t/a



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**Warehouse and Offices for sale R139 M (excluding Vat) or to rent**  
**14 Mzimkhulu Drive, Dube Trade Port, La Mercy**





This extensive warehouse and office facility is situated within a **secure, access-controlled industrial park in the Dube Trade Port Special Economic Zone**. Conveniently located adjacent to King Shaka International Airport and easily accessible via the M4 and N2 highways, the property offers excellent connectivity. Businesses operating within the SEZ may benefit from incentives, such as Preferential 15% Corporate Tax, Employment Tax Incentive and tax relief as per the Value-Added Tax Act, the Customs and Excise Act, the Customs Duty Act and the Customs Control Act - [https://dubetradeport.co.za/index\\_php/sez](https://dubetradeport.co.za/index_php/sez).

**Property details:**

- 36 roller shutter doors as well as 17 loading bays with dock levellers
- 13-meter eaves height (bottom of trusses)
- Fire pump room and tanks equipped with an ASIB-compliant sprinkler system. *(Please note that the fire pump room and tanks are shared with the neighboring tenant, and the maintenance costs are split equally, 50/50.)*
- Power supply is 1600 A three-phase at 230/400 V

### **Lease details:**

- Triple net lease
- Occupation date: 01 January 2026
- Landlord is open to funding fit-out or racking costs, incorporating this into the rental
- Landlord is open to installing solar power solutions

First year monthly rentals - all amounts exclude VAT :

- Offices 1,616 sq m R 143,824 R 89.00 per sq m
- Warehouse 12,018 sq m R 1,069,602 R 89.00 per sq m
- Sundry areas 261 sq m R 18,270 R 70.00 per sq m
- Covered Loading area 770 sq mm R 13,860 R 18.00 per sq m
- Yard 7,859 sq m R 141,462 R 18.00 per sq m
- Staff Parking with carports 3,056 sq m R 55,008 R 18.00 per sq m

Total 25,580 sq m **R 1,442,026**

### **Triple net lease**

Municipal Rates (actual as at 01 July 2025) R 159,228

Levies (actual as at March 2025) R 33,020

Insurance (actual as at October 2024) R 29,700

### **Purchase information**

Under cover offices / warehouse area 14665 sq metres at R6 273 per sq metre = R92 M

Hardened yard and covered parking areas 10915 sq metres at R3 500 per sq m = R38 M

Total asking price R130 M

Please note that the Dube TradePort land lease is due for renewal in 2062 for a further 49-year term, extending to 2111.

