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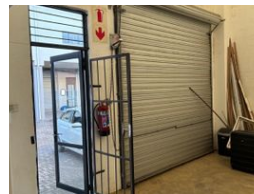
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Suite 1 ComProp House Kyalami Park,  
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**R1,400,000**

**Monthly Levy** R1,800 Excl. VAT

**Monthly Rates** R1,750 Excl. VAT

 2  0

### Light Industrial Mini Factory - Investment Opportunity

Laguna Seca is a secure and sought-after mixed-use mini factory complex, ideally situated just 3 km from Ballito's CBD and with easy access to the N2 freeway.

This unit offers a spacious double-volume ground floor warehouse, mezzanine office. Additional features include two toilet facilities, a kitchenette, and a 3m x 3m roller shutter door for convenient access. The property also includes two undercover parking bays and an external loading area directly in front of the roller door.

Lease in place until 31.03.2026.

Designed to accommodate a range of light industrial operations, Laguna Seca supports vehicle access of up to 8 tons. The

### Features

**Zoning** Commercial

#### Interior

Power 3 Phase Yes

#### Exterior

Security Yes  
Covered Parking Bays 2

#### Sizes

Floor Size 135m<sup>2</sup>

#### Extras

Security Gate

