



**Donovan Saunders**

Candidate Property Practitioner  
Registered with PPRA  
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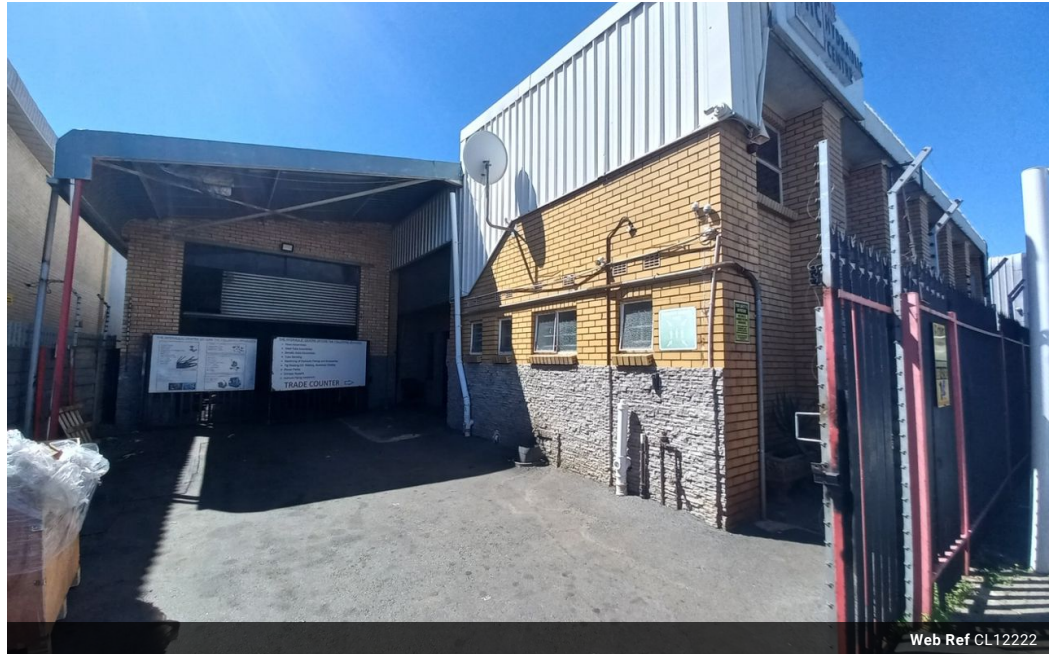
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Eden Meadows Complex  
1 Van Riebeeck Avenue  
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Web Ref CL12222



**R7,900,000**

Monthly Rates R8,635 Excl. VAT

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## Prime Standalone Warehouse in Jet Park – Exceptional Investment Opportunity

Situated in the thriving industrial hub of Jet Park, this 1,514m<sup>2</sup> standalone warehouse is an outstanding investment opportunity at R7.9 million (excluding VAT). Featuring a robust 580m<sup>2</sup> load-bearing mezzanine for additional storage, the property offers excellent road-facing exposure just off Kelly Road. With seamless access to the R21 and N12 highways, it's an ideal choice for businesses focused on efficient logistics and transport connectivity.

The facility includes a modern double-volume office component with a welcoming reception area, professional sales counter, and a mix of open-plan and private offices to accommodate various business needs. Staff comfort is prioritized with small kitchenettes and well-maintained ablution facilities. Two on-grade roller shutter doors allow easy access to both a compact workshop area

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	150

### Exterior

Security	Yes
Covered Parking Bays	12

### Sizes

Floor Size	1,514m <sup>2</sup>
Land Size	1,203m <sup>2</sup>
Building Height	7m

