



**Donovan Saunders**

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1 Van Riebeeck Avenue  
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Web Ref DS1017JPFS



R4,950,000

Monthly Rates R8,635 Excl. VAT

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Freestanding 1,017m<sup>2</sup> Industrial Warehouse for Sale in Prime Jet Park Location

Presenting an exceptional opportunity to own a freestanding industrial warehouse in the sought-after Jet Park area, this 1,017m<sup>2</sup> property is ideally situated just off Kelly Road with seamless access to the N12 and R21 highways. The property boasts ample staff parking along a spacious driveway, as well as a large yard area, providing both operational convenience and functionality for businesses looking to streamline their logistics.

Inside, the property features a well-maintained reception area, currently used as a sales counter/office, along with a blend of single and open-plan office spaces. The warehouse is designed for efficiency with two large on-grade roller shutter doors for smooth loading and unloading, and abundant natural light creating a bright, productive environment. A solid mezzanine floor offers

Features

**Zoning** Industrial

**Interior**

Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 400

**Exterior**

Security Yes  
Covered Parking Bays 8  
Open Parking Bays 3

**Sizes**

Floor Size 1,017m<sup>2</sup>  
Land Size 1,668m<sup>2</sup>  
Building Height 8m

