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Web Ref CL12224



R35,731,500

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### High-Yield Industrial Investment in Jet Park – 10,209m<sup>2</sup> with Secure Tenants

This expansive 10,209m<sup>2</sup> industrial property in Jet Park offers a prime investment opportunity, generating a solid rental income of R150,000 per month from two established tenants, with additional space available for a third. Featuring height to eaves ranging from 3.5m to 8m, the facility caters to a variety of industrial operations. Its strategic location provides seamless access to the R12, R24, and N12 highways, as well as O.R. Tambo International Airport—making it an ideal hub for logistics, warehousing, and distribution.

Designed for efficiency, the property includes multiple loading bays, on-grade roller shutter doors, and a well-maintained office component to support administrative functions. Whether you're an investor looking for a strong income-producing asset or a

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
 Power Amps 1600

**Exterior**

Covered Parking Bays 10  
 Open Parking Bays 20

**Sizes**

Floor Size 10,209m<sup>2</sup>  
 Land Size 15,254m<sup>2</sup>  
 Building Height 10m

