



**Jarred Purchase**

Candidate Property Practitioner  
Registered with PPRPA  
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Web Ref JP6490FSCD



R38,000,000

Monthly Rates R10,000 Excl. VAT

15 30

Exceptionally neat 6490m<sup>2</sup> warehouse For Sale close to JHB Market

Exceptionally neat and well maintained 6490m<sup>2</sup> warehouse on a 9249m<sup>2</sup> stand less than 1km from Jhb Market For Sale. The warehouse has 8 Roller shutter doors, comprising of 6 loading bays with dock levelers at the front of the warehouse and two on grade roller shutter doors on the side of the warehouse, allowing for quick and easy access into the warehouse area, and with a separate receiving and despatch area. The warehouse has fantastic height of 8,5 meters to the eaves, there is an excellent flow of natural lighting through out the facility, and the warehouse has iso panels.

The warehouse has 700 amps three phase power, and the premises is equipped with racking with in rack sprinklers. The warehouse has neat Male and Female toilets, ablutions and a neat kitchen. There is a very neat and spacious office component

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	700

### Exterior

Security	Yes
Covered Parking Bays	15
Open Parking Bays	30

### Sizes

Floor Size	6,490m <sup>2</sup>
Land Size	9,249m <sup>2</sup>
Building Height	9m

