



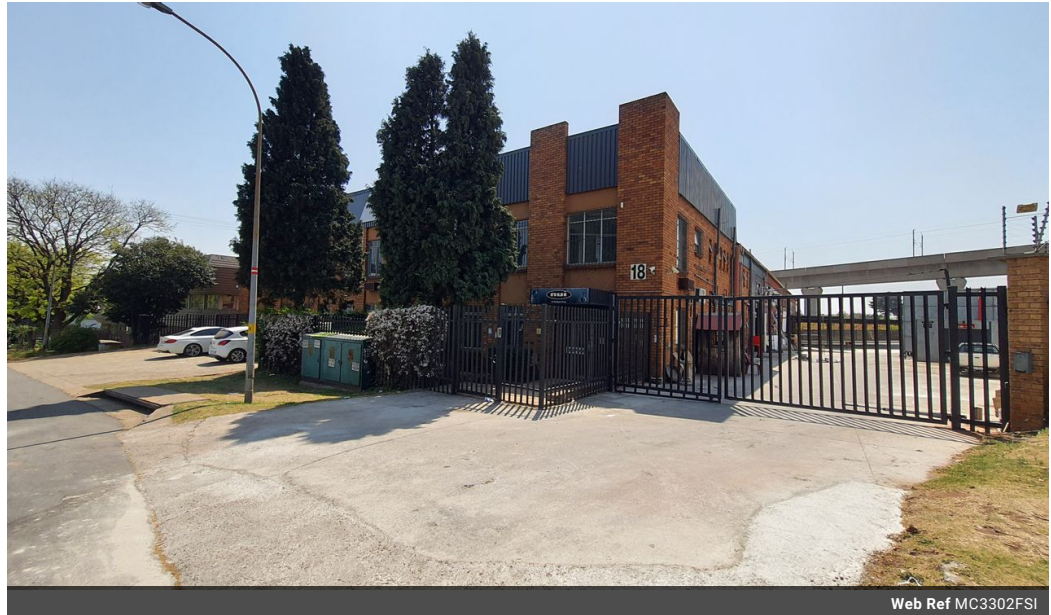
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R13,905,000

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### 3 302sqm Freestanding Industrial Warehouse for sale in Isando, Kempton Park

Presenting an enticing industrial property available for sale, covering 3302 sqm and strategically nestled in the coveted business hub of Isando. The warehouse boasts an impressive eave height, fostering a spacious interior illuminated by natural light. Functionality is enhanced with two generously-sized on-grade roller shutter doors and two sizable loading bay roller shutter doors, alongside a robust three-phase power supply of 200 amps for seamless operations. Safety measures include integrated sprinklers in both warehouse and office areas, with two mezzanine levels providing additional storage capacity. A designated storage room for flammable items within the yard area further underscores safety protocols.

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 200

#### Exterior

Security Yes  
 Covered Parking Bays 4  
 Open Parking Bays 20

#### Sizes

Floor Size 3,302m<sup>2</sup>  
 Land Size 4,150m<sup>2</sup>  
 Building Height 8m

