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Web Ref CL9800



**R5,500,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R9,000 Excl. VAT

8 8

## 2 100sqm Warehouse in Randburg

Situated strategically just off Malibongwe Drive, a substantial 2100m<sup>2</sup> warehouse is available for sale in Kya Sands. Occupying an expansive 3600m<sup>2</sup> plot, this property comprises two meticulously maintained warehouses, measuring 1100m<sup>2</sup> and 900m<sup>2</sup> respectively. With multiple high roller shutter doors facilitating seamless access, these buildings are surrounded by ample yard space on the sides and in between, boasting remarkable eave heights and abundant natural lighting from the roof to foster an optimal working environment with impeccably neat, level, and smooth floors.

Powered by 3 Phase electricity with 400amps, this property boasts various features including multiple storage areas, fireproof rooms, a dedicated lab space, and underground tanks with capacities of 9000L and 23000L, previously utilized for storing

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	400

### Exterior

Covered Parking Bays	8
Open Parking Bays	8

### Sizes

Floor Size	2,100m <sup>2</sup>
Land Size	3,650m <sup>2</sup>
Building Height	10m

