



**Martin Montgomery**  
 Candidate Property Practitioner  
 Registered with PPRA (FFC 121 152 3)  
 0818542055

[martin@newpointproperty.co.za](mailto:martin@newpointproperty.co.za)

Contact Head Office

010 0354431

Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609

### Make an Offer

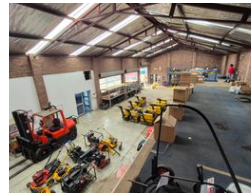
Market value  
**R3,100,000**

Offers from  
**R3,000,000**

Offers for this listing must be made in R50,000 increments



Web Ref MMFS700KS10S



**R3,100,000**

Monthly Rates R4,942 Excl. VAT

15 0

### 700m<sup>2</sup> Warehouse For Sale In Kya Sands

This well-maintained industrial property in Kya Sands offers an excellent opportunity for businesses in manufacturing, logistics, or warehousing. Situated on a spacious 1,800m<sup>2</sup> stand, the 700m<sup>2</sup> warehouse provides ample working space with a large yard area, ideal for truck access, parking, or outdoor storage.

The facility is equipped with high roller shutter doors for seamless loading and offloading, as well as a 3-phase power supply, making it suitable for heavy industrial operations. A neat and functional office component ensures a comfortable workspace for administrative staff. With its prime location in a well-established industrial hub, this property offers easy access to major transport

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
 Power Amps 100

**Exterior**

Covered Parking Bays 15

**Sizes**

Floor Size 700m<sup>2</sup>  
 Land Size 1,827m<sup>2</sup>  
 Building Height 8m

