



### Martin Montgomery

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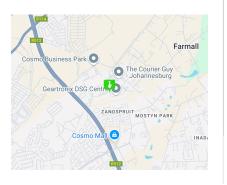
# Make an Offer

Market value R34,000,000

Offers from R32,000,000

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

increments













R34,000,000





## Modern 3,434m<sup>2</sup> Warehouse for Sale in Cosmo Business Park

Discover a remarkable opportunity to own a state-of-the-art warehouse in the prestigious Cosmo Business Park. Situated on a generous 5,390m² plot, this near-new facility offers 3,434m² of premium space designed to accommodate a variety of business operations. Its pristine condition, modern design, and prime location make it a standout choice for businesses seeking efficiency and functionality.

The warehouse is equipped with a powerful 350kVA 3-phase Eskom power connection, providing a dependable energy source for high-demand equipment and machinery. With a soaring eaves height of 14 meters, the property maximizes vertical storage potential, while the durable epoxy-coated flooring ensures a low-maintenance and professional environment. Whether for

### **Features**

Zoning Industrial

Interior		Exterior		Sizes	
Power 3 Phase	Yes	Open Parking Bays	18	Floor Size	3,434m²
Power Amps	500			Land Size	5,390m²