

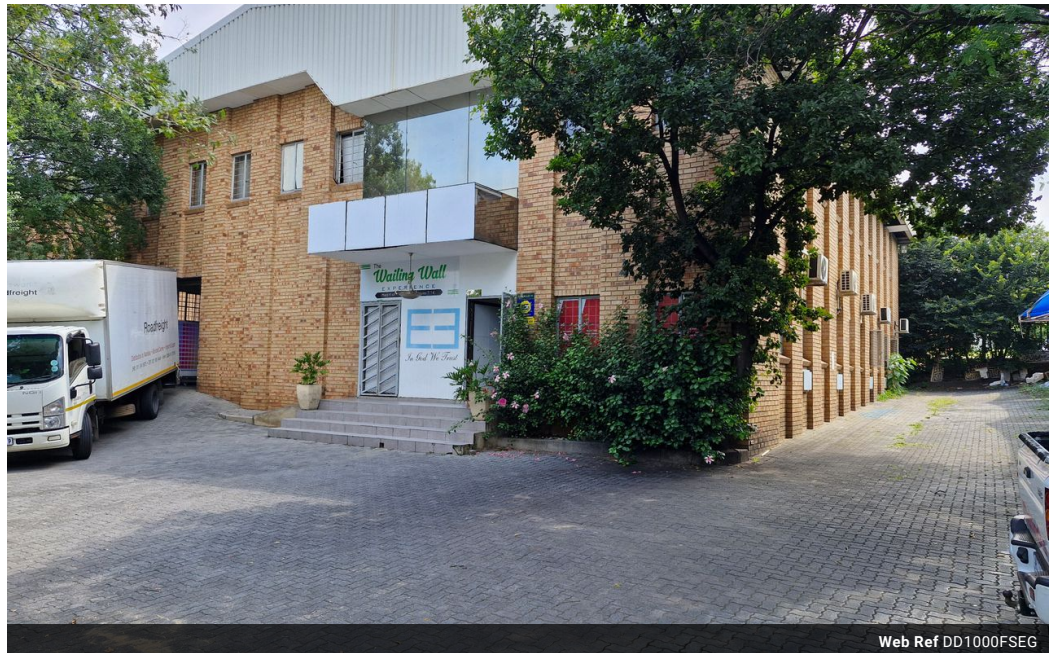


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Web Ref DD1000FSEG



R12,000,000



industrial warehouse and office space with paved yard

This freestanding warehouse in Eastgate, Sandton, offers an excellent opportunity for businesses seeking a well-located industrial facility. The property features a spacious warehouse with an on-grade roller door, allowing seamless access for trucks and deliveries. The high-volume interior provides ample storage and operational space, making it ideal for logistics, distribution, or light manufacturing. Large windows and well-placed lighting ensure a bright, functional work environment.

The property includes a generously paved yard, providing easy maneuverability for large vehicles and additional storage space. Its prime location in Eastgate offers excellent connectivity to major transport routes, including the M1 and N3 highways, ensuring

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 10 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes

### Sizes

Floor Size 1,000m<sup>2</sup>  
Land Size 1,000m<sup>2</sup>  
Building Height 8m

