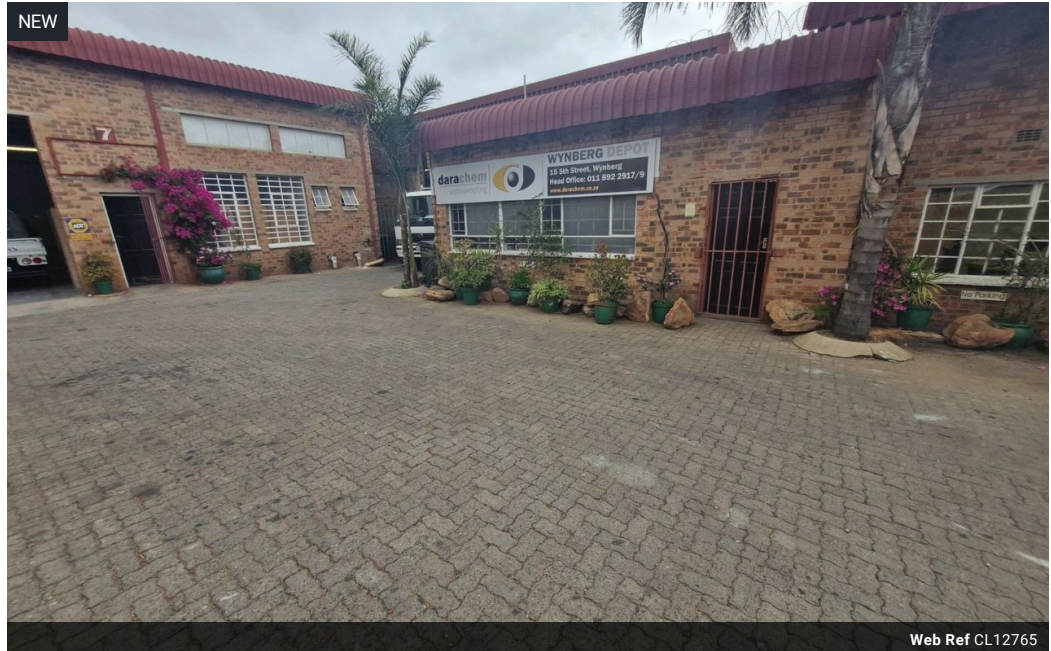




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R13,000,000



Prime Investment Opportunity: Fully Tenanted Industrial Park in Wynberg, Sandton

This well-maintained industrial business park in Wynberg, Sandton, presents a lucrative investment opportunity with a diverse tenant mix and a stable rental income. Strategically positioned with seamless access to major transport routes, the property is designed for efficiency, offering modern amenities and a secure environment that appeals to a range of industrial tenants.

With excellent visibility and a proven rental history, this property is a solid asset for investors seeking long-term returns. Its sought-after location in Sandton enhances its desirability, ensuring consistent occupancy. Don't miss out on this thriving investment –

## Features

**Zoning** Industrial

### Interior

|                    |                      |
|--------------------|----------------------|
| Floor Loading Cap. | 10 Tn/m <sup>2</sup> |
| Power 3 Phase      | Yes                  |
| Power Amps         | 100                  |

### Exterior

|          |     |
|----------|-----|
| Security | Yes |
|----------|-----|

### Sizes

|            |                      |
|------------|----------------------|
| Floor Size | 4,000m <sup>2</sup>  |
| Land Size  | 10,000m <sup>2</sup> |

