



**Donovan Saunders**

Candidate Property Practitioner  
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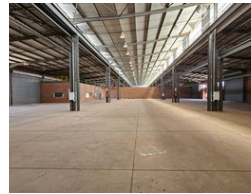
Contact Head Office

010 0354431

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



Web Ref CL12659



**R183,840 pm**

**Gross Monthly Rental** R183,840 Excl. VAT  
**Monthly Rates** R30,640 Excl. VAT

**Monthly Levy** R21,448 Excl. VAT

0 15

### Versatile 3,064m<sup>2</sup> Industrial Warehouse with Prime Accessibility

This expansive 3,064m<sup>2</sup> industrial warehouse is strategically located just off North Rand Road, offering seamless access to major highways—perfect for businesses with high logistics demands. Designed for efficiency, the property features eight large on-grade roller doors, allowing for smooth loading and offloading. With generous height, ample natural lighting, and a spacious layout, the warehouse is ideal for storage, manufacturing, or distribution operations.

Complementing the warehouse is a well-appointed office component, providing a professional workspace for administrative and operational needs. The combination of industrial and office space, along with its prime location and excellent accessibility, makes

### Features

**Zoning** Industrial

**Interior**  
Power 3 Phase Yes

**Exterior**  
Security Yes  
Open Parking Bays 15

**Sizes**  
Floor Size 3,064m<sup>2</sup>  
Land Size 35,000m<sup>2</sup>  
Building Height 9m

