



Nathan Broodryk
 0844223210
 nathan@newpointproperty.co.za

Contact Head Office

010 0354431

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



Web Ref CL12617



R612,950 pm

Gross Monthly Rental R612,950 Excl. VAT

20 10

Prime 9,430m² Warehouse with Ample Yard Space and A-Grade Offices in Samrand

Located in the highly visible Samrand area, this 9,430m² warehouse offers exceptional operational efficiency and visibility. With an expansive 10,000m² yard, there's plenty of space for truck maneuvering and easy access, ensuring smooth logistics. The property's prime location provides excellent exposure from the highway, making it an ideal choice for businesses that need both space and visibility.

Inside, the property features A-grade office facilities, including private offices, boardrooms, kitchens, and restrooms, along with around 20 covered parking bays. The warehouse is designed for large-scale operations, offering multiple roller shutter doors, automatic options, and four dock levelers for efficient loading and unloading. Powered by a 500 kVA supply, this property is the

Features

Zoning Industrial

Interior

Floor Loading Cap.	1 Tn/m ²
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	600

Exterior

Security	Yes
Covered Parking Bays	20
Open Parking Bays	10

Sizes

Floor Size	9,430m ²
Land Size	60,000m ²

