# NEWPOINT — PROPERTY GROUP



#### Robin Mulligan

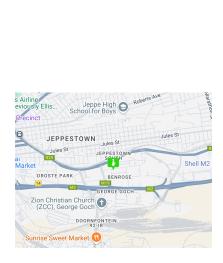
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R35,207 pm

Gross Monthly Rental R35,207 Excl. VAT





## 926m2 Industrial Warehouse available To Let in Benrose.

926m2 Industrial Warehouse available To Let in Benrose. Nestled in the heart of Benrose, this property offers a prime leasing opportunity with its expansive 926m2 warehouse. Its strategic placement ensures effortless accessibility to major highways and public transportation networks, facilitating seamless connectivity for businesses. The freestanding warehouse impresses with its remarkable height and ample natural illumination, supported by a robust 3-phase power supply of 75 amps. Adding to its functionality is a dedicated private yard, optimizing truck maneuvering and providing abundant parking space, including both open and covered bays.

Engineered for operational efficiency, the warehouse features a sizable roller shutter door directly linked to the street, simplifying

### **Features**

Zoning Industrial

Interior		Exterior		Sizes	
Power 3 Phase	Yes	Security	Yes	Floor Size	926m²
Power Amps	75	Covered Parking Bays	4	Land Size	1,000m²
		Open Parking Bays	6	Building Height	6m