



**Jarred Purchase**  
 Candidate Property Practitioner  
 Registered with PPRA  
 (FFC 118 480 9)  
 0763465458

jarred@newpointproperty.co.za

Contact Head Office

010 0354431

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



Web Ref CL12569



R275,000 pm

Gross Monthly Rental R275,000 Excl. VAT

10 25

## Spacious 4,580m<sup>2</sup> Multi-Level Warehouse in Prime Trade Hub

Ideally positioned just off Main Reef Road, near major cash-and-carry hubs and Dragon City, this expansive 4,580m<sup>2</sup> warehouse offers unmatched accessibility and convenience. Spread across three levels, the property features warehousing and office space on each floor, making it a highly versatile solution for businesses. The basement level, accessible via a roller shutter door, includes a large warehouse area equipped with a conveyor belt to the ground floor and a goods lift reaching all levels, ensuring seamless product movement.

The ground floor boasts a large open-plan warehouse with excellent height, two roller shutter doors with loading bays, and office, kitchen, and ablution facilities. The first floor features another expansive warehouse with an impressive office component,

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
 Power Amps 450

### Exterior

Covered Parking Bays 10  
 Open Parking Bays 25

### Sizes

Floor Size 4,580m<sup>2</sup>  
 Land Size 3,339m<sup>2</sup>  
 Building Height 8m

