# NEWPOINT PROPERTY GROUP



#### Jarred Purchase

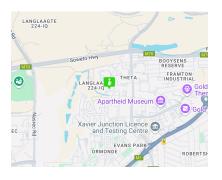
Candidate Property Practitioner Registered with PPRA (FFC 118 480 9) 0763465458

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Contact Head Office

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Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone













R152,810 pm

Gross Monthly Rental R152,810 Excl. VAT





## Brand-New 2,183m<sup>2</sup> A-Grade Warehouse in Ormonde

This state-of-the-art 2,183m² warehouse in Ormonde is set for occupation in February 2025, offering an A-grade facility within a secure business park with 24-hour on-site security. The warehouse features a large on-grade roller shutter door, impressive eaves height, 150 amps of three-phase power, a mezzanine for extra storage, and ample staff ablutions, making it an ideal space for efficient operations.

The modern office component includes a reception area, multiple offices, and a boardroom overlooking the warehouse. With male and female restrooms, a kitchen, and a spacious paved yard with superlink access, this facility is perfect for businesses needing functionality and convenience. Strategically located between Crown, Aeroton, and Amalgam, with easy access to the M2, M1, and

#### **Features**

Zoning Industrial

InteriorExteriorSizesPower 3 PhaseYesSecurityYesFloor Size2,183m²Open Parking Bays20Land Size5,000m²Building Height9m