# NEWPOINT PROPERTY GROUP



#### Donovan Saunders

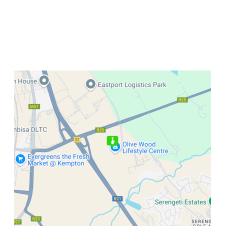
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Contact Head Office

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R173,848 pm

**Gross Monthly Rental** R173,848 Excl. VAT **Monthly Rates** R21,798 Excl. VAT

Monthly Levy R34,600 Excl. VAT





## Brand-New 1,730m² Industrial Facility in Prime Glen Marais Location

This newly built 1,730m² industrial space in Glen Marais offers 1,599m² of warehouse space and 131m² of office space, designed for maximum efficiency. Located just meters from the R21 on-ramp, the property ensures seamless logistics, excellent exposure, and easy truck access within a secure, 24-hour monitored park.

Featuring 63 amps of three-phase power, two on-grade roller doors, abundant natural lighting, and exceptional height to the eaves, this warehouse is ideal for businesses needing a functional and high-performing space. With ample parking and flexible unit

### Features

Zoning Industrial

Interior Exterior Sizes Power 3 Phase Floor Size Yes Security Yes 1,730m<sup>2</sup> Power Amps Open Parking Bays Land Size 2,000m<sup>2</sup> 63 20 **Building Height** 7m