



**Donovan Saunders**

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1609



Web Ref CL12144



R232,575 pm

Gross Monthly Rental R232,575 Excl. VAT

 12  12

Prime 3,101m<sup>2</sup> Industrial Warehouse for Lease in Pomona

This pristine 3,101m<sup>2</sup> industrial warehouse in Pomona presents an outstanding leasing opportunity for businesses in need of top-tier storage and distribution facilities. Boasting impressive height and excellent truck access, the property is strategically located within a secure industrial estate along the R21, offering seamless connectivity to O.R. Tambo International Airport and major transport routes.

Designed for both functionality and comfort, the premises feature a welcoming reception area, open-plan office space, two private offices, a kitchenette, and restrooms. The warehouse is well-lit with natural light and includes an ASIB-compliant sprinkler system for fire safety. With a 281m<sup>2</sup> office component, a wrap-around yard for efficient truck maneuverability, four on-grade roller shutter

Features

**Zoning** Industrial

**Interior**

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	160

**Exterior**

Security	Yes
Covered Parking Bays	12
Open Parking Bays	12

**Sizes**

Floor Size	3,101m <sup>2</sup>
Land Size	4,000m <sup>2</sup>
Building Height	8m

