



Marcel Carneiro
 Candidate Property Practitioner
 Registered with PPRA
 (FFC 120 075 3)
 0846932233
marcel@newpointproperty.co.za

Contact Head Office
 010 0354431

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

NEW



Web Ref CL12729



R211,530 pm

Gross Monthly Rental R211,530 Excl. VAT

0 20

High-Spec 3,846m² Industrial Facility with Overhead Crane – Spartan

This premium 3,846m² industrial warehouse, set on a 6,284m² stand, is now available for lease in the sought-after Spartan industrial hub. Designed for efficiency, the facility features a full-length 5-ton overhead crane, impressive height to the eaves, and abundant natural light. Five large roller shutter doors facilitate seamless receiving and dispatch operations, while 750 amps of three-phase power, hardlines for compressed air, and backup water tanks ensure uninterrupted workflow. Additional conveniences include mezzanine storage and ablution facilities with showers for staff.

The modern office component provides a professional workspace, including a welcoming reception area, private offices, boardrooms, and open-plan workspaces, all supported by well-equipped kitchens and multiple ablution facilities. Ample parking

Features

Zoning Industrial

Interior
 Air Conditioning Yes
 Power 3 Phase Yes
 Power Amps 750

Exterior
 Open Parking Bays 20

Sizes
 Floor Size 3,846m²
 Land Size 6,283m²
 Building Height 8m

