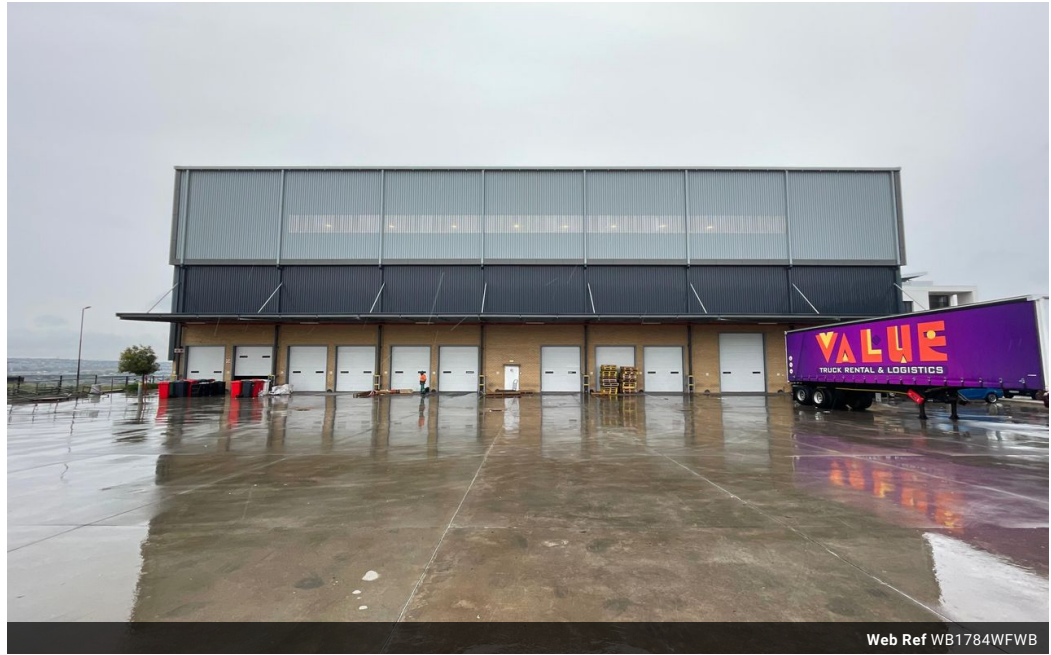




**Warrick Botha**  
 0849752023  
[warrick@newpointproperty.co.za](mailto:warrick@newpointproperty.co.za)

Contact Head Office  
 010 0354431

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



Web Ref WB1784WFWB



R138,000 pm

Gross Monthly Rental R138,000 Excl. VAT

22 0

## 1 784m<sup>2</sup> Industrial Warehouse Available To Let in Waterfall, Midrand

This 1,784m<sup>2</sup> industrial warehouse in the sought-after Waterfall, Midrand, offers a premium facility for logistics, distribution, or manufacturing operations. The warehouse boasts excellent height, ensuring efficient racking and storage capabilities, and is equipped with a full sprinkler system for added safety. With 10 on-grade roller shutter doors, the property allows for seamless loading and offloading, enhancing operational efficiency. The warehouse is complemented by well-designed office space, providing a professional environment for administrative functions.

Strategically positioned with highway exposure, this property offers exceptional visibility and easy access to major transport routes, making it ideal for businesses seeking high connectivity. The expansive yard space allows for the smooth movement of

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes

### Exterior

Security Yes  
 Basement Parkings 22

### Sizes

Floor Size 1,784m<sup>2</sup>  
 Land Size 14,000m<sup>2</sup>

### Extras

24 Hour Response Boomed Area Guard Guard House Sprinkler System

