



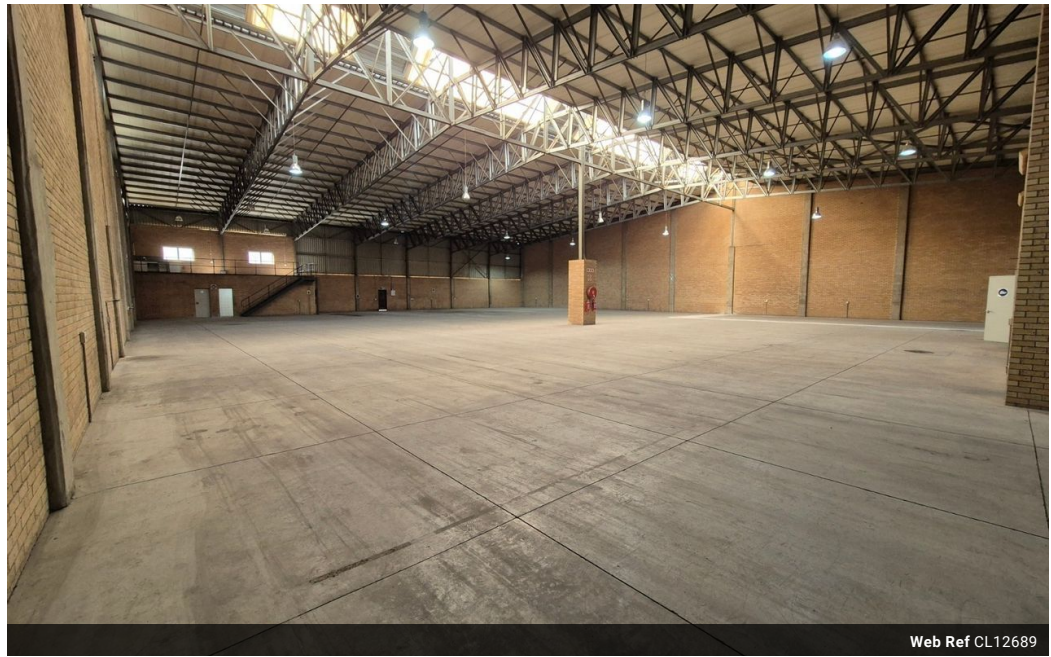
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R183,924 pm

Gross Monthly Rental R183,924 Excl. VAT Monthly Rates R2,653 Excl. VAT

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## Prime 2,358m<sup>2</sup> Industrial Facility in North Riding

This rare opportunity offers a premium 2,358m<sup>2</sup> warehouse on a spacious 3,500m<sup>2</sup> stand in North Riding, Randburg. Designed for efficiency, the property features a two-level office component with a showroom, training room, open-plan offices, archive room, multiple kitchenettes, a boardroom, and modern restrooms—creating a functional and productive workspace.

The 1,736m<sup>2</sup> warehouse boasts smooth epoxied flooring, high eaves, and abundant natural light. Equipped with 150 amps of three-phase power, it features three high roller shutter doors—two with dock levelers and one at drive-in height—for seamless logistics. Additional perks include 18 shaded parking bays and super-link truck access, making this an ideal space for industrial operations.

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

### Exterior

Security	Yes
Covered Parking Bays	8
Open Parking Bays	12

### Sizes

Floor Size	2,358m <sup>2</sup>
Land Size	3,658m <sup>2</sup>

