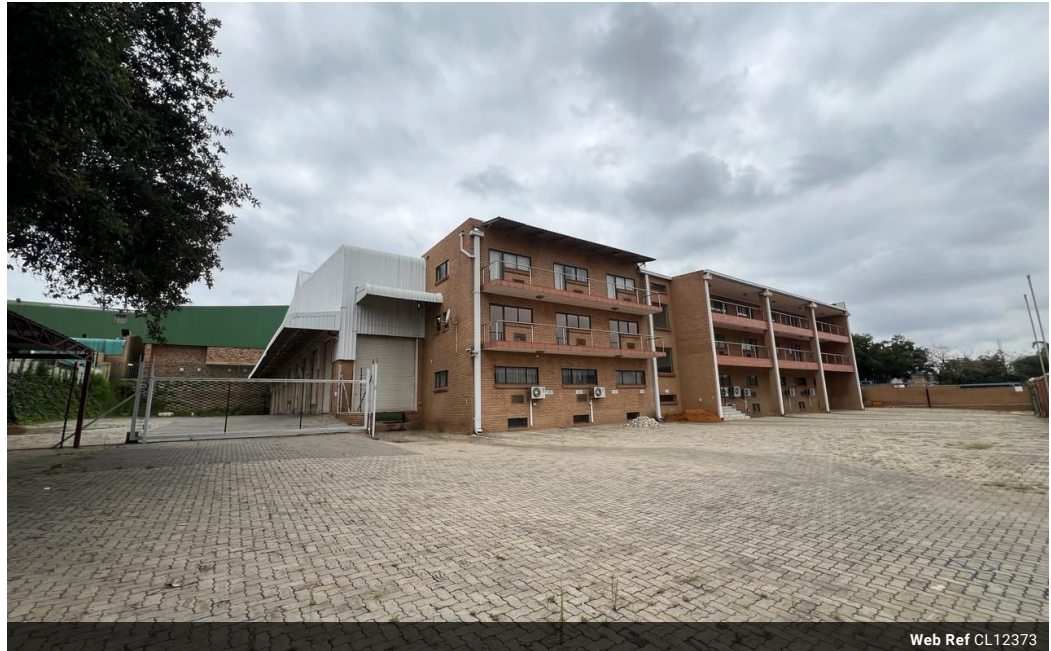




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Web Ref CL12373



R267,575 pm

Gross Monthly Rental R267,575 Excl. VAT

5 15

## Spacious 3,829m<sup>2</sup> Industrial Warehouse for Sale in Laserpark, Roodepoort

Situated in the thriving industrial hub of Laserpark, Roodepoort, this impressive 3,829m<sup>2</sup> freestanding property offers a versatile solution for a variety of business operations. The warehouse spans 1,742m<sup>2</sup>, is divided into two functional sections with high-roofed ceilings for maximum efficiency. Complementing the warehouse is 1,598m<sup>2</sup> of meticulously maintained, three-story office space, plus a dedicated basement storage area—offering the perfect balance of operational and administrative areas.

With 150 amps of three-phase power and eight on-grade roller shutter doors, the property ensures smooth logistics and a robust power supply for heavy-duty operations. The office component includes multiple ablution facilities and canteens, providing

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	10 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	150

### Exterior

Covered Parking Bays	5
Open Parking Bays	15

### Sizes

Floor Size	3,829m <sup>2</sup>
Land Size	4,400m <sup>2</sup>

