

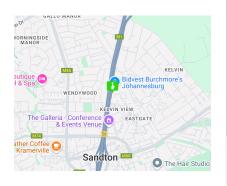


Dane Davids 0844782022 dane@newpointproperty.co.za

Contact Head Office

## 010 0354431

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













R50,728 pm

Gross Monthly Rental R50,728 Excl. VAT Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT





## Free standing warehouse in secure industrial park

Located in the sought-after Tripark Industrial Park in Kelvin, Sandton, this versatile warehouse offers a prime industrial space with excellent accessibility. The facility features two on-grade roller shutter doors, providing seamless loading and offloading. A common paved yard allows for easy truck maneuverability, ensuring efficient logistics operations. The warehouse is well-maintained and designed to accommodate a variety of industrial and storage needs.

With a power supply of 250 amps, this property is ideal for businesses requiring high electrical capacity for manufacturing or warehousing. Its strategic location offers quick access to major routes such as the M1 and N3 highways, connecting you to key

## **Features**

**Zoning** Industrial

Interior10 Tn/m²Floor Loading Cap.10 Tn/m²Air ConditioningYesPower 3 PhaseYesPower Amps250

**Exterior**Security
Open Parking Bays

Yes 10 Sizes Floor Size Land Size Building Height

746m² 10,000m² 7m