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Web Ref CL12683



R125,000 pm

Gross Monthly Rental R125,000 Excl. VAT

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## Versatile Industrial Warehouse with Expansive Yard in Wynberg, Sandton

This well-positioned industrial property in Wynberg, Sandton, offers a prime leasing opportunity for businesses needing a functional warehouse, workshop, and extensive outdoor space. The warehouse features high internal clearance, large roller shutter doors for seamless loading and offloading, and a three-phase power supply to accommodate various industrial operations. A spacious workshop area provides a flexible layout for manufacturing, assembly, or storage, ensuring efficiency and adaptability for diverse business needs.

Adding to its appeal is a vast, paved yard ideal for truck maneuvering, parking, or outdoor storage, making it perfect for logistics and distribution. The secure, access-controlled premises provide peace of mind, while the strategic location near the M1 highway

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	10 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	250

### Sizes

Floor Size	7,343m <sup>2</sup>
Land Size	7,500m <sup>2</sup>
Building Height	6m

