



Warren Fielding  
0745881198  
warren.fielding@expsouthafrica.co.za

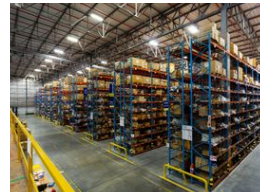
Contact eXp South Africa

087 8212575

Old Main Road  
Johannesburg  
South Africa

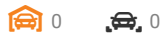


Web Ref CL676



R2,176,000 pm

Gross Monthly Rental R2,176,000 Excl. VAT



Highly sought after facility available.

Nestled within Zone 1 of the Coega Economic Development Zone (EDZ), this cutting-edge distribution facility sprawls across an impressive 32000 square meters. Boasting fully air-conditioned offices with expansive open-plan areas, it also features designated management offices, boardrooms, and a generously sized air-conditioned canteen area. Separate male and female ablutions and kitchens ensure optimal comfort and functionality for all occupants.

Strict access control systems regulate entry into the warehouse area, which offers power-floated floors and towering internal heights exceeding 10 meters to accommodate diverse operational needs. Safety is prioritized with a comprehensive high-density sprinkler system installed throughout the premises, providing peace of mind for all stakeholders.

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	5 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	1000

### Exterior

Security	Yes
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### Sizes

Floor Size	32,000m <sup>2</sup>
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