

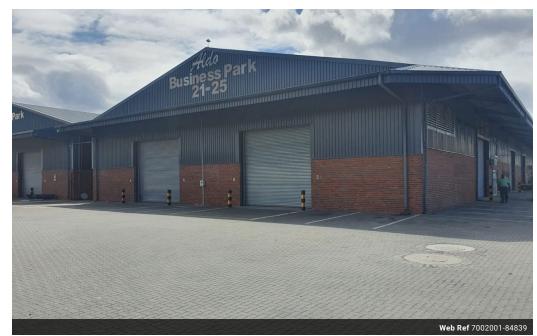


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R72,192 pm

Gross Monthly Rental R72,192 Excl. VAT





## 1128m2 Prime A-Grade Warehouse To Let in Secure Industrial Park with N2 Access

Unlock operational excellence in this premium A-Grade warehouse, strategically located in a secure, 24/7-access industrial park. Offering 1,128m² under roof, this facility is safeguarded by advanced security infrastructure—electrified perimeter fencing, boomed access control with number plate recognition, and 83 Al-powered perimeter surveillance cameras—ensuring unrivaled peace of mind

Designed for seamless logistics, the warehouse features superlink truck access, four high-bay roller shutter doors, and a spacious paved yard for smooth vehicle flow. The column-free interior and over 6m internal height maximize storage potential and allow for operational flexibility—perfect for warehousing, distribution, or light manufacturing.

## Features

Zoning Industrial

100

Interior		Exterior		Sizes	
Floor Loading Cap.	10 Tn/m <sup>2</sup>	Security	Yes	Floor Size	1,128m²
Air Conditioning	Yes	Open Parking Bays	20		
Power 3 Phase	Yes				

## Extras

Power Amps

Near Shopping Mall Security - System Near Public Transportation Energy Backup Unit Good reachable traffic Near Highway Unfurnished Fibre Eat-in Kitchen Near Schools Near Shops Near Medical Center Frequency location Air Conditioner Kitchen-Dinette Wheelchair Accessible Unfinished High Speed Internet Near Bus Near Motorway High Traffic Air Conditioning Unit Safe Location On Busy Road Closed Circuit TV