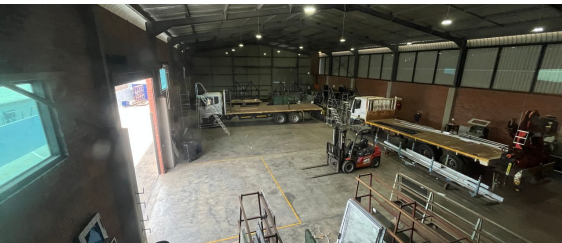
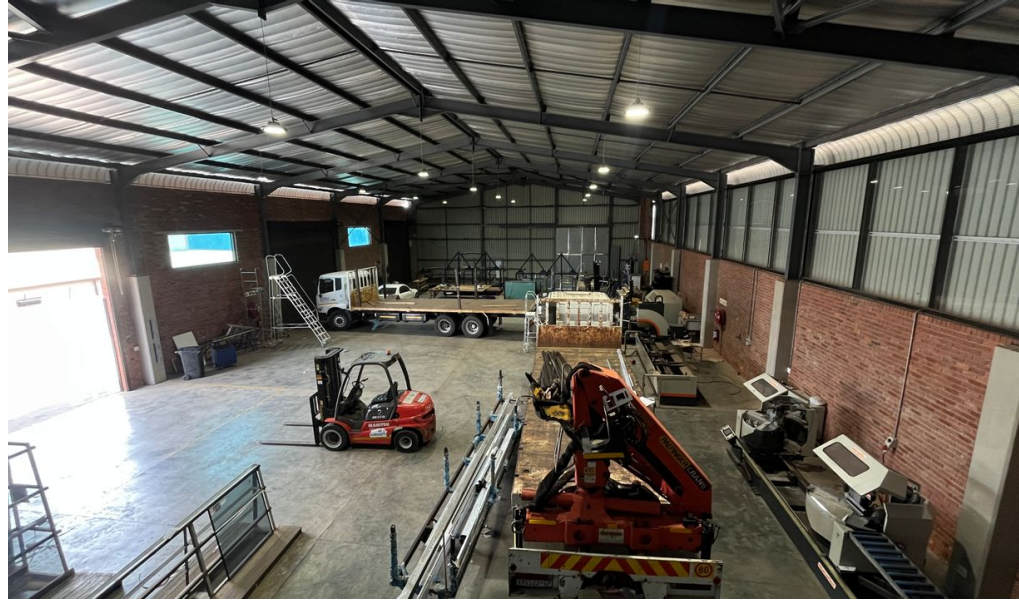


**Centurion, Gauteng**

**Spacious Industrial Property  
For Sale in Sunderland Ridge**



This industrial property in Sunderland Ridge, Centurion, offers a 2,080-square-meter space for sale, comprising a 1,680-square-meter warehouse and a 400-square-meter office area along the bustling Rietspruit Street. The warehouse features an open-plan layout with concrete flooring, two storerooms, four kitchen areas, and eight sets of ablutions. It is equipped with 400 amps of three-phase power, two roller shutter doors, a dispatch area, and an 8-meter height, making it ideal for packing and distribution. The office area includes a reception, two tiled offices, and two boardrooms. The property is secured with fencing and access control, complemented by a large paved yard with two access points for easy interlink movement and ample open parking. Its strategic location provides excellent access to major routes such as the R55, M24, and N14 highways, with nearby amenities like Mall@55, Icon Industrial Park, and West Hills Business Estate. \*Disclaimer: Rates and taxes are estimates and subject to change.\*

**R17,000,000**  
excl. VAT & Utilities

**FEATURES**

Building Size (m <sup>2</sup> )	2080
Land Size (m <sup>2</sup> )	3000
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	400
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM22053**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



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