



**Germiston, Gauteng**

**For Sale: Tenanted Investment Property**



This warehousing distribution center is now available for sale, located in the prime area of Elandsfontein/Rustivia. It offers excellent access to the N12 Kraft Road offramp, as well as convenient connectivity between Kempton Park and Germiston, making it an ideal location for logistics and distribution.

The property features multiple loading bays, roller shutter doors with on-grade ramps, and a reliable sprinkler system. With eave heights ranging from 7-9 meters, the space offers flexibility for various operations. The property also includes 100+ covered parking bays, wash-bay facilities, and a diesel bowser on-site. It has the potential for division with multiple entrances from both the main road and service road. The offices are spread across two levels, providing a combination of individual offices and open-plan workspaces, with prime main road frontage.

**R120,000,000**  
excl. VAT & Utilities

**FEATURES**

Building Size (m <sup>2</sup> )	24685
Land Size (m <sup>2</sup> )	50000
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

**WEB REFERENCE NO.**  
**COM22979**

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



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