



This unique property boasts a large yard area with docking and on-grade ramps, which is in high demand in the area as this is one of the few remaining properties available with decent size yard available.

Stand size - 12,264sqm

GLA under roof - 5,900sqm.

The warehousing size being approx 5,547sqm, office space approx 353sqm, and yard size of approx 6,364sqm.

10m height to eaves for racking or stacking. Full sprinkler system. 3phase 500amps of power. Multiple large sliding doors for access to the warehouse.

Docking area for a superlinks to pull directly into the warehouse to be offloaded by forklifts on either side. Loading bays with overhangs. Warehouse managers office situated inside the warehouse area. Security guard house at main gate. Small office component for admin staff. Ground floor has ablutions, change rooms, canteen and kitchen for workers. Office staff on first floor have 2 large sales offices, kitchen area and ablutions.

Centrally located in Spartan and close proximity to all major routes in and out of the area, along with the areas of Kempton Park, Isando, Modderfontein and Jetpark. 6mins from O.R. Tambo International Airport.

R40,000,000
excl. VAT & Utilities

FEATURES

Building Size (m ²)	5900
Land Size (m ²)	12264
Zoning	Industrial
Security	No

Power 3 Phase	Yes
Power Amps	500
Air Conditioning	Yes

WEB REFERENCE NO.
COM21122

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