



Kempton Park, Gauteng

**Investment Opportunity:
1,958m² Industrial
Warehouse For Sale In
Spartan - 11.61% Yield**



This industrial warehouse, available for sale as an investment opportunity, offers a solid income stream with an attractive 11.61% yield. Situated on a 5,708m² stand, the property features 1,958m² of covered space, divided into two separate warehouses. The facility includes multiple roller shutter doors with overhangs, a double-volume office block, and 22 dedicated parking bays. The expansive yard area provides additional storage space or access for large vehicles, while the good height to eaves enhances the functionality of the warehouses. Zoned Industrial 3 with a 60% coverage, this property is well-suited for a range of industrial operations.

POA

**WEB REFERENCE NO.
COM21667**

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Currently leased until 2026, the property offers a stable income for investors. Its central location in the Spartan area ensures easy access to all major routes, and its proximity to O.R. Tambo International Airport, as well as the R21 and R24 freeways, further boosts its appeal for logistics and industrial businesses. This makes it an ideal investment for those looking for a reliable and strategically located property with strong returns.

FEATURES

Building Size (m ²)	1958
Land Size (m ²)	5708
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	Yes

CONTACT
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