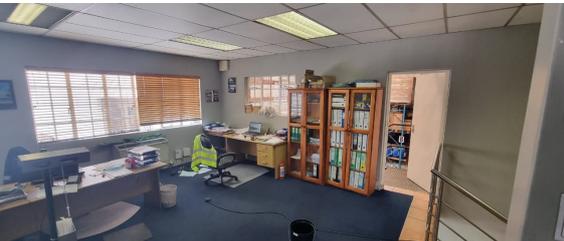




Kempton Park, Gauteng
Prime Industrial Investment Opportunity In Spartan, Kempton Park



This free-standing property, situated in the highly sought-after Spartan industrial node of Kempton Park, offers an excellent investment opportunity. The 3,750m² stand features a 1,829m² covered space, with a spacious yard that provides convenient truck access. Equipped with three-phase power and multiple roller shutter doors, the facility also benefits from good height and ample natural light throughout. Additionally, a single-floor office block is situated on the premises, catering to business needs.

Currently tenanted with a lease running until 2025, the property guarantees a steady income stream with a strong yield of 11.16%. Its strategic location ensures easy access to key transportation routes, including the R21 and R24 freeways, and is just a short distance from O.R. Tambo International Airport. This combination of features positions the property for potential future growth, making it a highly attractive investment.

POA

FEATURES

Building Size (m ²)	1829
Land Size (m ²)	3750
Zoning	Industrial
Security	No
Open Parkings	31
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.
COM21682

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for more information about this property



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