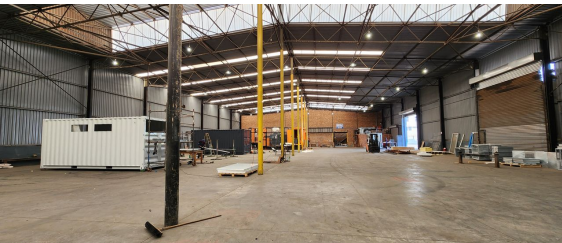
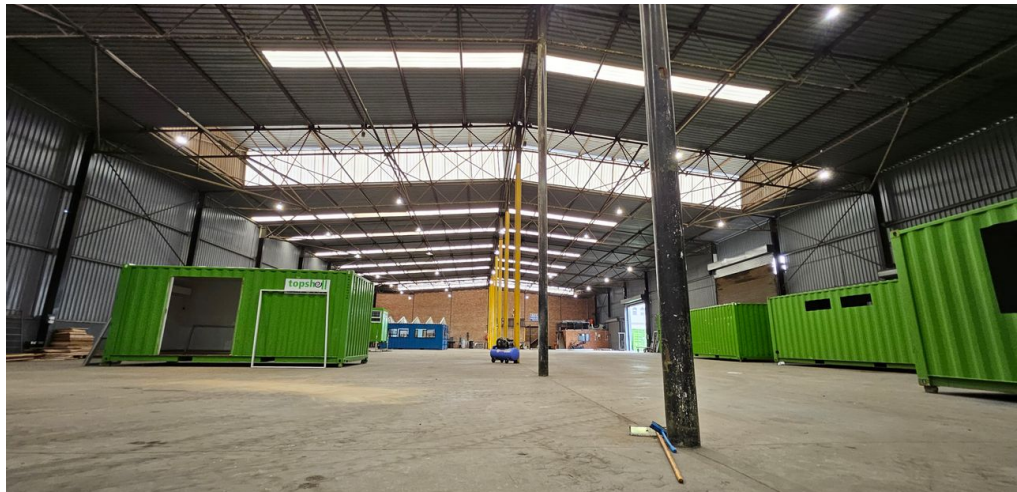
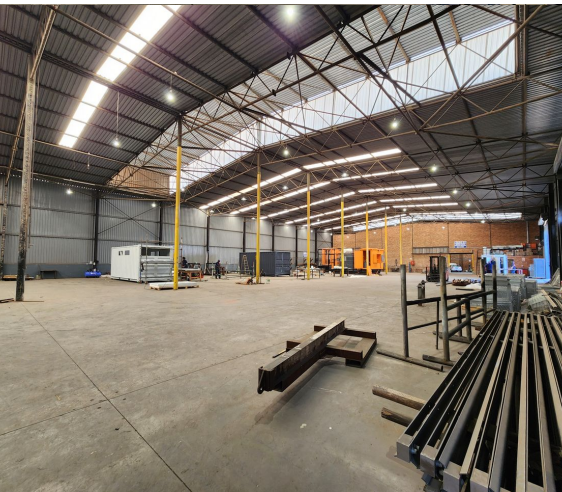


Midrand, Gauteng

**Prime Industrial Warehouse
For Sale In Glen Austin,
Midrand**



For sale in Glen Austin, Midrand, this beautiful free-standing industrial warehouse offers excellent access to the upgraded Ben Schoeman highway and is just 3.5 km from the Midrand Gautrain Station. Perfectly suited for warehousing and light industrial corporate companies, the property features a combination of corporate offices, ground floor and mezzanine storage, and ample truck access. The building is equipped with 4 high roller shutter doors with on-grade ramps, providing generous space and height for warehousing needs. A dedicated yard ensures easy truck manoeuvrings, while a guard house at the main gate provides 24-hour security. The facility includes full solar back-up, a generator, and a comprehensive camera system, making it a plug-and-play solution for businesses. With 410 amps of power, the property is highly efficient and reliable, designed to meet the demands of modern industrial operations and offering a prime location for businesses in need of a well-equipped industrial space.

R25,200,000
excl. VAT & Utilities

FEATURES

Building Size (m ²)	3980
Land Size (m ²)	10380
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	410
Air Conditioning	No

WEB REFERENCE NO.
COM22139

Go to 3cubeproperty.co.za
for more information about this property



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