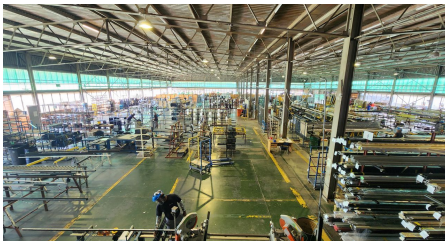
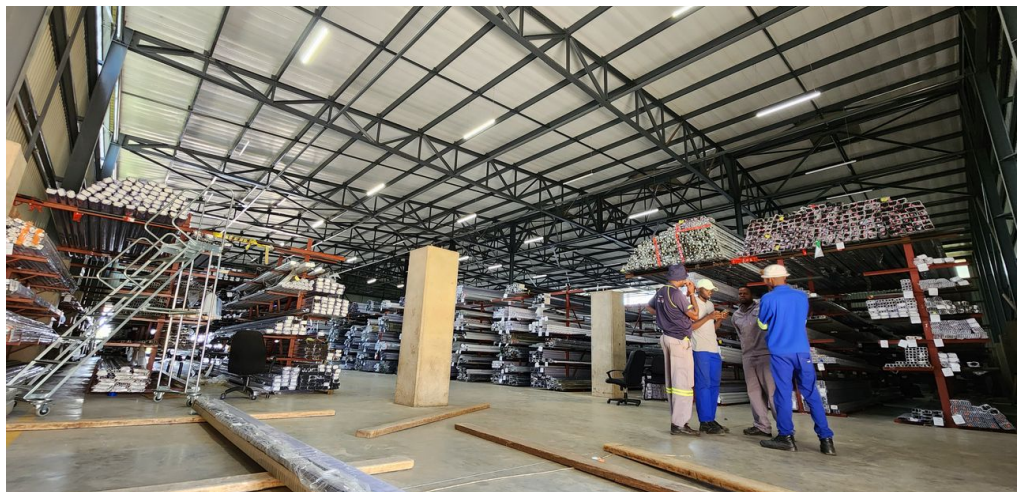
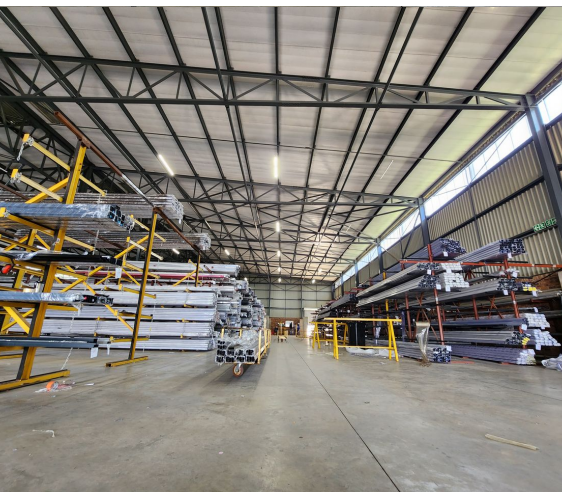


**Midrand, Gauteng**

**Industrial Warehouse and  
Factory FOR SALE in  
Randjespark, Midrand**



Fantastic Industrial Warehouse with Factory and Offices FOR SALE in the heart of Midrand.

Beautiful free-standing industrial warehouse and separate Factory building on one 1 big stand offering excellent access to the recently upgraded Ben Schoeman highway and situated just 3.5km from the Midrand Gautrain Station. This property is ideal for warehousing and light industrial corporate companies, featuring corporate offices, both ground floor and mezzanine storage, and great truck access. The building boasts 4 high roller shutter doors with on-grade ramps, providing ample space and height for storage and warehousing needs. Additionally, it includes a yard designed for easy truck maneuvering and a guard house at the main gate ensuring 24-hour security as well as two entrances of main roads accessing New Road.

**Specs:**

It offers 600amps amps of power, making it highly efficient and reliable for industrial operations. The property has been meticulously designed to meet the demands of modern warehousing and corporate requirements, making it a prime choice for businesses seeking a well-equipped and strategically located industrial space.

**R78,320,550**  
excl. VAT & Utilities

**FEATURES**

|                                 |            |
|---------------------------------|------------|
| Building Size (m <sup>2</sup> ) | 8639       |
| Land Size (m <sup>2</sup> )     | 25349      |
| Zoning                          | Industrial |
| Security                        | No         |
| Power 3 Phase                   | Yes        |
| Power Amps                      | 600        |
| Air Conditioning                | No         |

**WEB REFERENCE NO.**  
**COM21978**

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



**CONTACT**  
**KEEGAN GOVENDER**

☎ 071 889 2530 / (010) 3006441  
✉ [keegan@3cubeproperty.co.za](mailto:keegan@3cubeproperty.co.za)