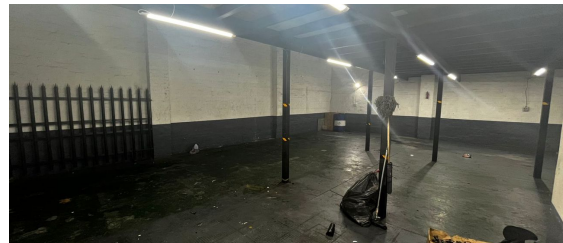
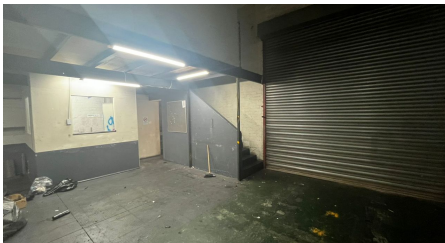
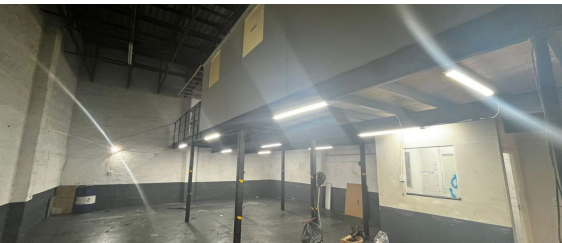
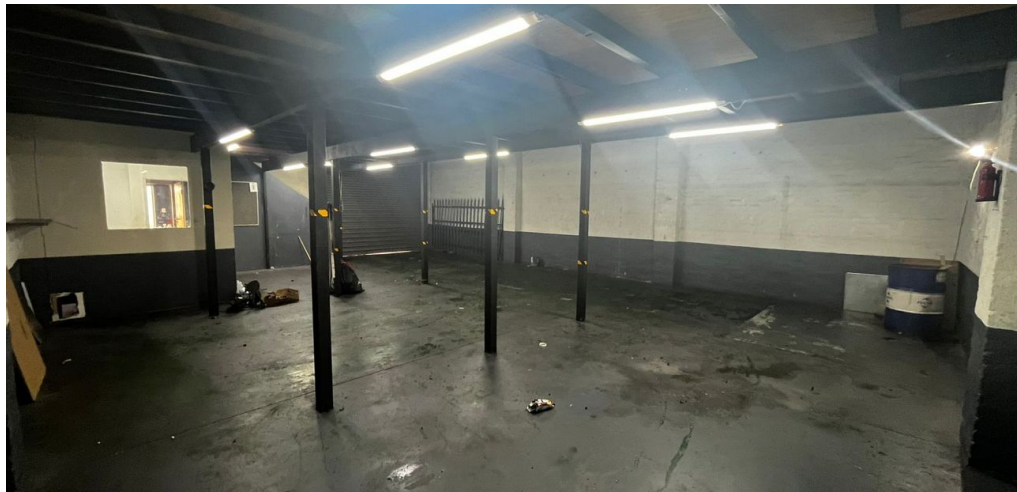


Benoni, Gauteng

**Industrial Factory to Let in
Morehill, Near Major
Transport Routes**



This industrial factory, located in a secure 24-hour security park in Morehill, offers convenient access to major arterial roads, including the N12. The property features a spacious open-plan warehouse with a roller shutter door approximately 4 meters in height. A mezzanine level provides a vantage point over the production area, while a dedicated space within the warehouse can serve as an office, staff storage, or canteen. The load-bearing flooring supports racking up to 3 meters, with a height to the eaves of approximately 5 meters. For added security, a gate on the roller shutter door prevents unauthorized entry when the door is open.

The office section includes a versatile open-plan reception area that can double as an executive office. An additional executive office is located upstairs, complete with a private toilet facility. The industrial park is designed to accommodate small truck access, making it ideal for businesses with moderate logistics needs. Rental costs exclude VAT, security, and utilities.

R9,500 PM

excl. VAT & Utilities

price per m²: R37

FEATURES

Gross Monthly Rental Available From Lease Period	R9,500 Excl. VAT Immediately Negotiable
Building Size (m ²)	260
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

**WEB REFERENCE NO.
COM21192**

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



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