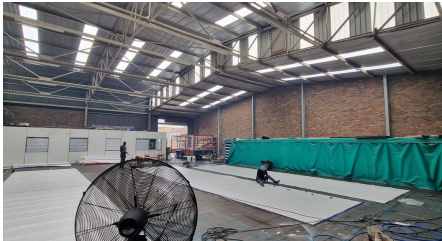


**Boksburg, Gauteng**

**Secure Industrial Property  
with Yard & Offices for Lease**



This versatile industrial property, situated within a secure park, is designed for efficiency and accessibility. The open-plan factory boasts an impressive 9m building height with 5m eaves, ensuring ample vertical storage and workspace. Large windows provide excellent natural light, creating a well-lit and productive environment. A spacious exclusive yard allows for seamless truck access, while the 4.5m high on-grade roller door facilitates smooth loading and unloading operations. A separate office block with a dedicated ground-floor reception and private offices ensures a professional workspace for administrative functions. The facility includes three toilets, two kitchens, and dedicated warehouse ablutions, catering to staff convenience. Equipped with 200 amps of three-phase power, this property is ideal for businesses requiring reliable energy for industrial operations. Whether for manufacturing, storage, or distribution, this secure and well-maintained property offers an optimal setting for industrial success.

**R38,871 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R63

**FEATURES**

Gross Monthly Rental Available From Lease Period	R38,871 Excl. VAT Negotiable Negotiable
Building Size (m <sup>2</sup> )	617
Building Height (m)	9
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	200
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM22863**

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



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