



Introducing a landmark property situated along the N1 highway in Samrand, offering exceptional visibility and exposure. Previously occupied by one of South Africa's leading auctioneers, this expansive property spans a Gross Lettable Area (GLA) of 16,445m<sup>2</sup>. It features a variety of facilities, including a 4,699m<sup>2</sup> Car Auction Warehouse, a 916m<sup>2</sup> Car Showroom and Wash Bay, a 7,492m<sup>2</sup> Household and General Goods Auction Warehouse, 1,518m<sup>2</sup> of office space, and a 420m<sup>2</sup> support area. Additionally, there is a 23m<sup>2</sup> connecting link between the two warehouses and 1,000m<sup>2</sup> of ancillary buildings and canopies, all situated on a 58,966m<sup>2</sup> stand. The property is equipped with multiple roller shutter doors, on-grade and dock levelers, a fully equipped workshop, and a showroom ideal for retail purposes.

This property offers two separate warehouses, a premium office component, and prime visibility along the N1 highway, making it a versatile space with substantial business potential. The workshop is fully equipped to support a range of industrial activities, while the showroom is perfect for product displays and retail operations. The property also includes 24/7 security, abundant yard space, and ample parking, providing a spacious, secure environment for both staff and customers. With its exceptional features and strategic location, this property presents

**R1,068,925 PM**

excl. VAT & Utilities

price per m<sup>2</sup>: R65

### FEATURES

Gross Monthly Rental Available From Lease Period	R1,068,925 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	16445
Land Size (m <sup>2</sup> )	58966
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.  
**COM21602**

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



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