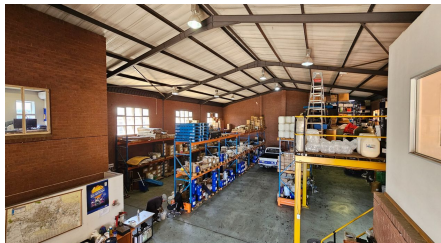


**Edenvale, Gauteng**

**Standalone 508m<sup>2</sup> Industrial Unit To Let In Founders View - Prime Location**



This standalone unit, available to let in the sought-after Founders View node, offers a total of 508m<sup>2</sup> of space, including approximately 150m<sup>2</sup> of office area. The premises are designed for optimal functionality, with two entry gates—one for staff and another for deliveries. The warehouse features a single on-grade roller shutter, and the building is equipped with a 100-amp, 3-phase power supply. Additionally, a mezzanine level and racking options are available for purchase if required, providing flexibility to suit business needs.

Located in close proximity to major routes, this property offers easy access to the R25 Modderfontein Road and the N3 highways. The Founders View node is well-served by numerous amenities, including Greenstone Shopping Centre and other retail offerings in the area. Furthermore, it is less than 10kms from O.R. Tambo International Airport, making it an ideal location for businesses needing efficient transport links.

**R37,084 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R73

### FEATURES

Gross Monthly Rental Available From	R37,084 Excl. VAT
Lease Period	Negotiable
Building Size (m <sup>2</sup> )	508
Land Size (m <sup>2</sup> )	730
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	100
Air Conditioning	No

WEB REFERENCE NO.  
**COM21668**

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



**CONTACT**  
**CASSANDRA DELACOVIA**

071 895 8267 / (010) 3006441

cassie@3cubeproperty.co.za