

**Germiston, Gauteng**

**Prime 13.71m High Cross-Dock Facility with Exceptional Features**



This state-of-the-art industrial warehouse, offering an impressive height of 13.71m to the underside of the eaves, is designed to meet the most demanding logistics and warehousing needs. The facility features 20 doors, including 14 docking stations (some with levelers), 2 ramp access points, and 4 finger loading bays, with the flexibility to add additional access points from all sides. Equipped with a fully ASIB-compliant sprinkler system boasting a 12.5mm/s capacity, this property ensures maximum safety for your operations. The expansive yard on either side of the warehouse allows for seamless movement, full-circle reticulation, and includes 4 entry/exit points, further enhancing operational efficiency.

The warehouse also includes dedicated cold room facilities, a bunding area, and neat air-conditioned offices complete with kitchenettes and a boardroom for a comfortable and productive work environment. Staff amenities such as a canteen area and change rooms add to the convenience. Strategically located within a secure premises featuring its own dedicated guardhouses, this property is perfect for businesses seeking a premium, well-equipped industrial facility.

**R1,862,625 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R80

**FEATURES**

Gross Monthly Rental Available From Lease Period	R1,862,625 Excl. VAT Aug. 1, 2025 Negotiable
Building Size (m <sup>2</sup> ) Zoning Security	21491 Industrial No
Power 3 Phase Air Conditioning	No No

**WEB REFERENCE NO. COM21165**

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



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