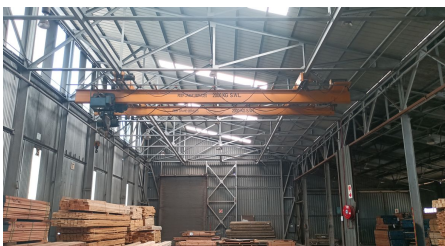
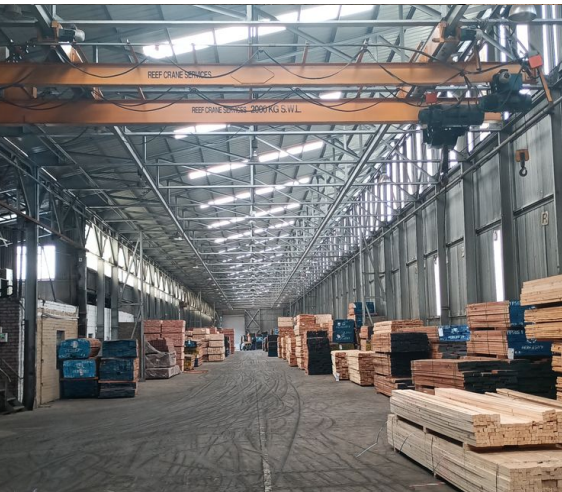




**Johannesburg, Gauteng**

Spacious 4181m<sup>2</sup> factory to let in Heriotdale, Johannesburg—ideal for manufacturing and logistics!



This expansive 4,181 sqm industrial property in Heriotdale is available for lease at R40 per square meter, with occupancy commencing on April 1, 2025. Positioned within a secure industrial park, this well-maintained space is highly versatile, making it suitable for a variety of industrial and logistics activities.

The warehouse boasts impressive ceiling height, perfect for storage, manufacturing, or distribution needs. It is fitted with multiple roller shutter doors to facilitate easy access and ensure efficient loading and unloading operations. Furthermore, the property is equipped with 300 amps of 3-phase electricity, providing ample power for diverse operational requirements.

With several access points, this property offers both flexibility and convenience, making it an excellent choice for businesses seeking secure and easily accessible premises in a prime industrial setting. Located within a secure industrial park, it provides a safe and professional environment for your operations.

**R167,240 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R40

**FEATURES**

Gross Monthly Rental Available From	R167,240 Excl. VAT
Lease Period	April 1, 2025 Negotiable
Building Size (m <sup>2</sup> )	4181
Land Size (m <sup>2</sup> )	7780
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	300
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM20776**

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



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