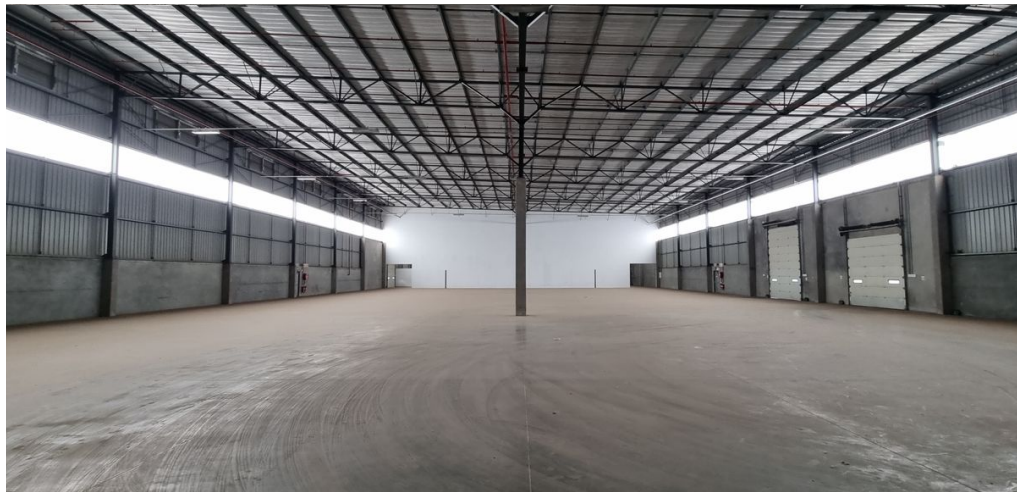
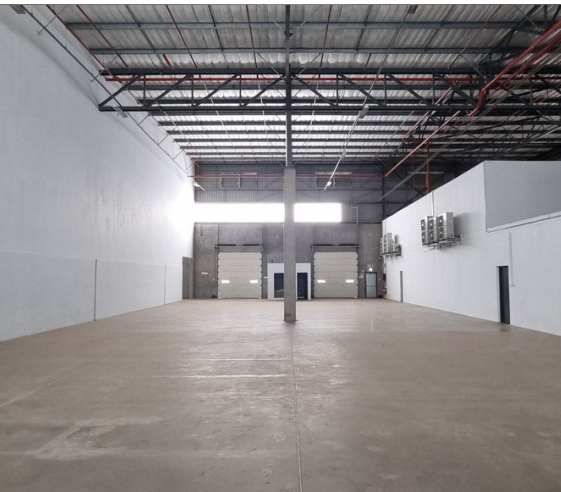




Kempton Park, Gauteng
Premium A-Grade Industrial Facility in Secure Park



This state-of-the-art A-Grade facility, located within a secure industrial park with 24-hour security and access control, offers an ideal workspace for businesses seeking functionality and safety. The property features superlink truck access, ample parking, and multiple on-grade roller shutter doors, ensuring seamless logistics and operational efficiency. With excellent height to the eaves (11.55m) and a fully tanked overhead fire sprinkler system with a density of 12.5mm/min, the facility is perfectly equipped for warehousing or industrial operations requiring high safety standards.

The premises also include neat, professional office spaces, making it a complete solution for both industrial and administrative needs. With 150 amps of power available, the facility can accommodate various operational requirements. The listed rental rate excludes operational costs, estimated at R11.50 per square meter, offering excellent value in a secure and accessible location.

R232,500 PM
excl. VAT & Utilities
price per m²: R75

FEATURES

Gross Monthly Rental Available From Lease Period	R232,500 Excl. VAT Immediately Negotiable
Building Size (m ²)	3100
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	150
Air Conditioning	No

WEB REFERENCE NO.
COM20945

Go to 3cubeproperty.co.za
for more information about this property



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