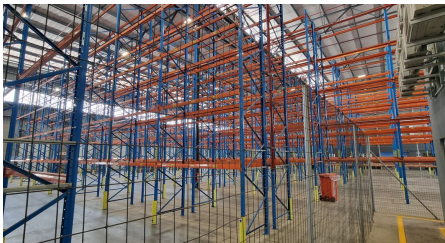
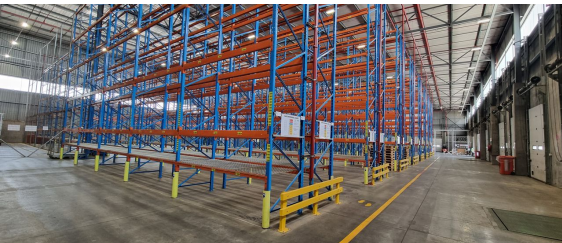
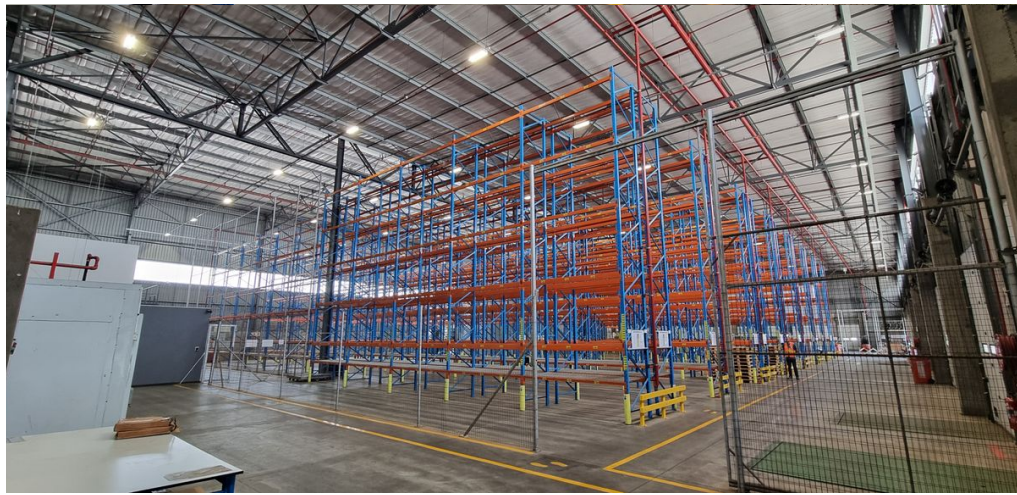
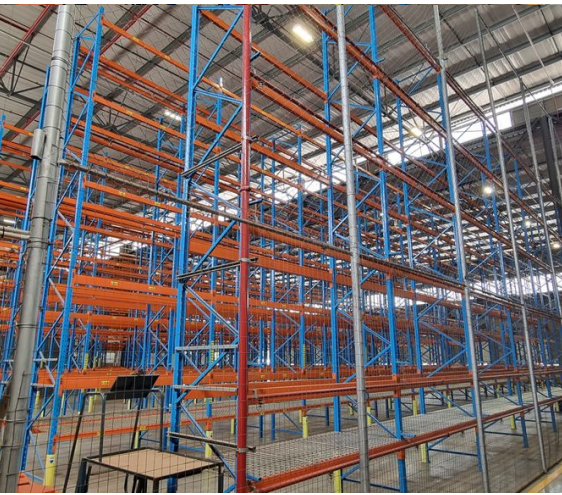




Kempton Park, Gauteng

Premium Industrial Facility
with Highway Exposure &
Large Yard



This P-Grade freestanding industrial property, located within a high-security business precinct, offers exceptional functionality and visibility with R21 highway frontage. Featuring a vast 3,500m² concrete hardstand yard, the facility provides seamless super-link truck access and multiple large roller doors, including 20 CW dock levellers and an on-grade ramp. The 3,000m² open-plan warehouse boasts an impressive 10m eaves height, 13m building height, and abundant natural light. Complementing the warehouse is a 1,385m² A-grade office component, thoughtfully designed with a dedicated reception, open-plan and private offices, boardrooms, and modern amenities across two floors. Equipped with 250 amps of three-phase power, six toilets, and three kitchens, this property is ideal for high-performance operations. Operational costs apply at R12.00/m² over and above the listed rental.

R392,547 PM
excl. VAT & Utilities
price per m²: R89

FEATURES

Gross Monthly Rental Available From Lease Period	R392,547 Excl. VAT Aug. 1, 2025 Negotiable
Building Size (m ²) Building Height (m) Zoning Security	4386 13 Industrial No
Power 3 Phase Power Amps Air Conditioning	Yes 250 No

WEB REFERENCE NO.
COM23050

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



CONTACT
MICHAEL LABRAM

☎ 079 353 4669 / (010) 3006441
✉ michael@3cubeproperty.co.za