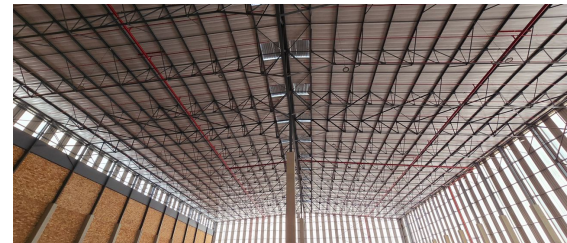
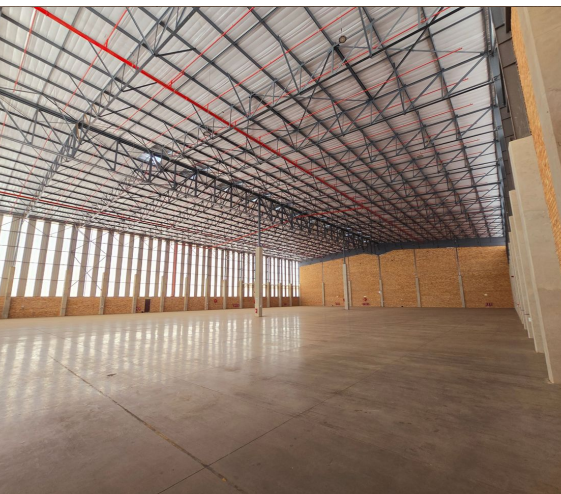




**Randburg, Gauteng**

**Immaculate 3,430m<sup>2</sup>  
Industrial Property for Lease  
or Sale**



An immaculate industrial property of 3,430m<sup>2</sup> is available for lease or sale within a secure business park in Kya Sands. The facility offers 2,931.6m<sup>2</sup> of warehouse space, 256.8m<sup>2</sup> of showroom/office space, and 241.6m<sup>2</sup> of additional areas, along with essential amenities such as a kitchenette, shower, and restrooms. The warehouse is equipped with a sprinkler system, three high roller shutter doors (one with a dock leveller), and a robust 3-phase 150-amp power supply for efficient operations. This modern industrial space is available for lease at R233,240.00 per month plus VAT or for purchase at R31,899,000.00 plus VAT, with an additional park levy of R17,150.00 plus VAT. Don't miss the chance to secure this versatile facility in a prime location, available immediately for businesses in need of a secure and accessible space.

**R233,240 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R68

**FEATURES**

Gross Monthly Rental Available From Lease Period	R233,240 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	3430
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	150
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM23202**

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



**CONTACT**  
**DENVER JONES**

082 935 2099 / (010) 3006441  
denver@3cubeproperty.co.za