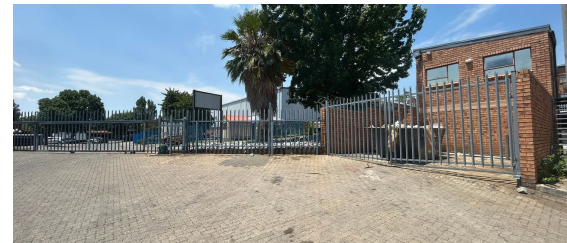


**Randburg, Gauteng**

**Prime Industrial Property To Let - Strijdom Park**



This 3,255m<sup>2</sup> industrial property is a prime option for businesses seeking a well-equipped, high-functionality space. Powered by 400 amps of 3-phase electricity, it is tailored for operations requiring heavy-duty machinery. The facility offers three large roller shutter doors for seamless loading and unloading, complemented by excellent truck access for efficient logistics. A spacious basement storage area adds valuable room for inventory or equipment, while a large parking area provides ample space for staff and visitors.

The interior includes 400m<sup>2</sup> of neat office space, featuring a professional reception area and a modern showroom to make a lasting impression on clients. A generous staff canteen ensures a comfortable workspace for employees. Located in a secure complex within Strijdom Park, the property enjoys convenient access to major transport routes, making it an ideal hub for industrial and manufacturing operations.

**R165,000 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R50

**FEATURES**


Gross Monthly Rental Available From	R165,000 Excl. VAT
Lease Period	Jan. 1, 2025 Negotiable
Building Size (m <sup>2</sup> )	3255
Land Size (m <sup>2</sup> )	4987
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	400
Air Conditioning	Yes


**WEB REFERENCE NO.**  
**COM20923**

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



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