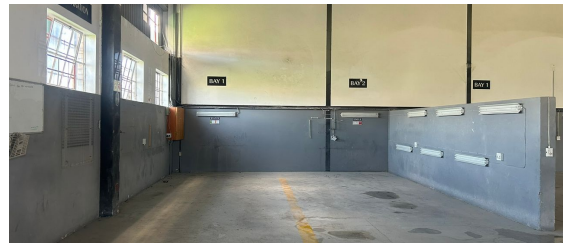
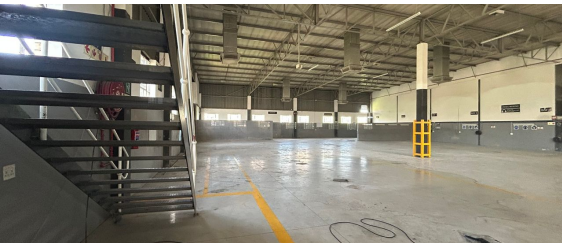
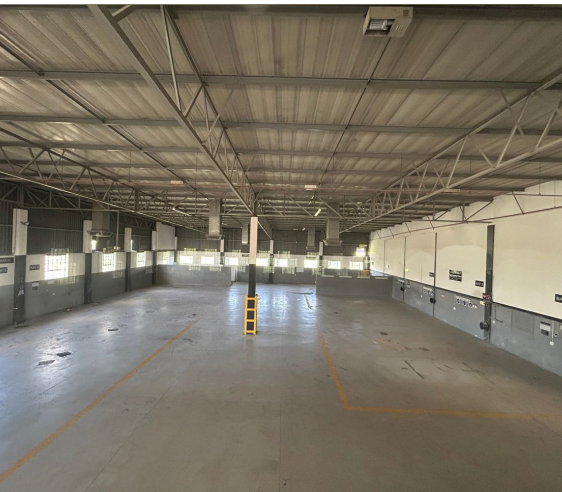
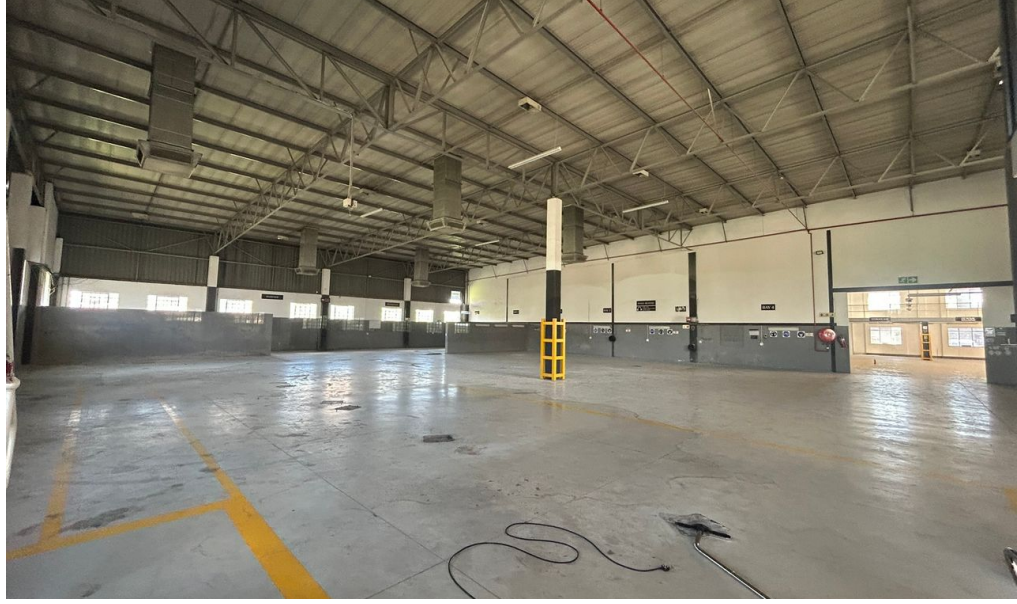


**Randburg, Gauteng**

## Industrial Warehouse To Let in Strijdom Park



Discover the ideal space for your business offering 1,160m<sup>2</sup> of versatile industrial space. This well-designed unit includes a 960m<sup>2</sup> warehouse with a spacious 6-meter height, perfect for warehousing, distribution, or workshop operations. The large, rectangular layout ensures efficient workflow, complemented by 63 amps of 3-phase power to support various industrial needs. The warehouse also features separate ablutions for staff and 8 dedicated parking bays, enhancing convenience and accessibility.

The 200m<sup>2</sup> mezzanine level provides a functional office setup, including an open-plan area for administrative teams and a director's office with clear views over the warehouse floor. A welcoming reception area creates a professional first impression for clients and visitors. Strategically located with seamless access to Malibongwe Drive and the N1 Highway, this unit ensures excellent connectivity for logistics and distribution. Ready for immediate occupation, a prime choice for businesses looking to expand or streamline operations.

**R93,750 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R80

### FEATURES


Gross Monthly Rental Available From Lease Period	R93,750 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	1160
Land Size (m <sup>2</sup> )	26020
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	63
Air Conditioning	Yes


WEB REFERENCE NO.  
**COM22543**

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



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