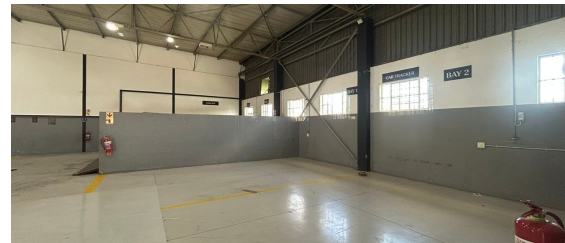


**Randburg, Gauteng**

**Industrial Warehouse To Let  
in Strijdom Park**



Malibongwe Exchange offer a combined 2,685m<sup>2</sup> of prime industrial space, making them an excellent choice for businesses in need of warehousing and distribution facilities. These units feature high ceilings, perfect for storage, along with on-grade roller shutter doors for easy access. The spaces are equipped with 3-phase power to support a wide range of operational requirements. Additionally, dedicated ablution facilities are provided for both warehouse and office staff, ensuring convenience for all users.

Located with direct access to Malibongwe Drive and the N1 Highway, these units offer excellent logistical connectivity for efficient transportation and distribution. The secure business park offers ample parking, 24-hour security, and a well-maintained environment, making this a hassle-free location for businesses. With immediate occupation available, this combined 2,685m<sup>2</sup> space presents a unique opportunity for businesses looking to establish themselves in a strategic, high-traffic area.

**R214,800 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R80

**FEATURES**

Gross Monthly Rental Available From Lease Period	R214,800 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	2685
Land Size (m <sup>2</sup> )	26020
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

**WEB REFERENCE NO.**  
**COM22547**

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



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