



This exceptional 2168m<sup>2</sup> industrial warehouse, located in the vibrant business hub of Linbro Park, Sandton, presents a prime opportunity for businesses seeking a prestigious address in Johannesburg's economic heart. The property offers a versatile layout that can accommodate a variety of industries, including manufacturing, storage, and distribution. With high ceilings and expansive floor space, it provides an ideal environment for customization to meet specific operational requirements.

Strategically positioned for easy access to major transport routes, including highways and airports, the location ensures seamless logistics and distribution. Security is a top priority, with advanced systems in place to safeguard assets. The property also features modern office space, ample parking for staff and visitors, and convenient loading bays for smooth goods transportation. Surrounded by a dynamic business community, this site offers excellent networking opportunities and access to a skilled workforce. Don't miss out on securing your business's future in this sought-after industrial precinct. Contact us today to schedule a viewing.

**R169,109 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R78

### FEATURES

Gross Monthly Rental Available From Lease Period	R169,109 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	2168
Zoning	Industrial
Security	No
Power 3 Phase	No
Power Amps	250
Air Conditioning	No

WEB REFERENCE NO.  
**COM21688**

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



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