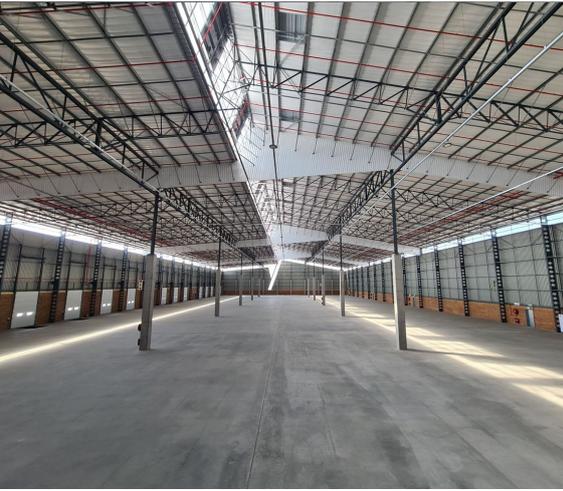




Sandton, Gauteng

**Prime Industrial Warehouse
For Lease In Sandton's
Growing Business Hub**



This expansive warehouse, available for lease immediately. It offers an expansive 9,395m² warehouse floor space which features high-quality FM2 flooring, 11 roller shutter doors, 10 at dock height and one with a ramp—ensuring efficient loading and unloading. The premises holds 500 amps of 3-phase power and a generous 12-meter eaves height, the property is well-equipped to handle a variety of industrial operations. It also includes a large yard for link trucks and 140 parking bays, providing ample space for both operational and employee needs. The rental rate is R80/m² net, with operational costs approximately R16.20/m².

Located in a rapidly developing Sandton Industrial node, this property offers excellent connectivity, bridging the gap between Linbro Park and Longmeadow. The area is quickly becoming a hub for blue-chip companies, including Zest, Cargo Carriers, and B-Braun, among others. With easy access to the N3 via Marlboro Drive and London Road, the site is strategically positioned for logistical convenience. The proximity to the Gautrain and nearby amenities such as Busamed Private Hospital, Flamingo Shopping Centre, and Greenstone Mall further enhance the appeal of this location.

R857,820 PM

excl. VAT & Utilities

price per m²: R80

FEATURES

Gross Monthly Rental Available From Lease Period	R857,820 Excl. VAT Immediately 60 months
Building Size (m ²)	10560
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	500
Air Conditioning	Yes

**WEB REFERENCE NO.
COM20569**

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for more information about this property



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