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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

2,990m<sup>2</sup> Warehouse For Sale in Spartan



Web Ref MC2990FSS



**R30,000,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



Prime 2990sqm Industrial investment warehouses for sale in Spartan, Kempton-Park

This A grade 2990 sqm freestanding industrial warehouse on a 6696sqm stand is available for sale and is situated within the sought-after industrial node of Aeroport, Spartan. There are two warehouses on the property. The one building is 1235sqm and is currently vacant and has 2 large roller shutter doors for easy access. The other building of 1755sqm is currently occupied with a long-term tenant in place and has 2 large roller shutter doors at the back of the property. Each warehouse has an excellent height to the eaves with great natural light throughout the work area. The property has three phase power of 275 amps available.

Each building has a double-volume office component comprising of a welcoming reception area, open plan offices, boardrooms,

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	275

### Exterior

Covered Parking Bays	20
Open Parking Bays	20

### Sizes

Floor Size	2,990m <sup>2</sup>
Land Size	6,696m <sup>2</sup>
Building Height	8m

### Extras

Air Conditioner



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