



Marcel Carneiro
Candidate Property
Practitioner
Registered with PPRA
(FFC 120 075 3)
0846932233

marcel@newpointproperty.co.za

Contact Head Office

010 0354431

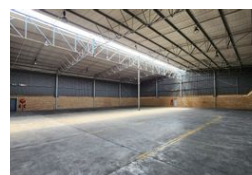
Office 40A
Eden Meadows Complex
1 Van Riebeeck Avenue
Greenstone
1609

1,235m² Warehouse For Sale in Spartan

NO TRANSFER DUTY



Web Ref MC1235FSSpar



R12,500,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



6



10

Prime 1235sqm A-grade industrial warehouse for sale in Aeroport, Spartan

This exceptional 1,235m² A-grade industrial warehouse, perfectly located in the sought-after Aeroport node of Spartan. Designed for efficiency and functionality, the warehouse boasts excellent height, natural light, and dual access via one on-grade roller shutter door and one dock leveler. With 125 amps of three-phase power, the space is well-suited for a range of industrial operations, including logistics, distribution, and light manufacturing. This property is ideal for investors as there is now a 3-year lease in place.

The double-volume office component includes a professional reception area, open-plan workspaces, private offices, a boardroom, and well-appointed staff amenities. Ample parking is provided, and the property offers seamless connectivity to O.R. Tambo

Features

Zoning Industrial

Interior

Floor Loading Cap.	1 Tn/m ²
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	125

Exterior

Covered Parking Bays	6
Open Parking Bays	10

Sizes

Floor Size	1,235m ²
Land Size	2,970m ²
Building Height	8m



<https://www.newpointproperty.co.za>