



**Martin Montgomery**

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

## Make an Offer

Market value  
R31,899,000

Offers from  
R30,000,000

Offers for this listing must be made in R50,000 increments

3,430m<sup>2</sup> Warehouse For Sale in Kya Sands



Web Ref CL11788



R31,899,000



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16

### A-Grade 3,430m<sup>2</sup> Warehouse in Prestigious Kya Sands Business Park

This exceptional 3,430m<sup>2</sup> A-grade warehouse is now available For Sale and for lease in the highly sought-after Kya Sands Business Park. Boasting a professional and well-maintained office component, this property is designed to cater to your business's operational and administrative needs. The warehouse offers a clean, organized space ideal for storage and industrial activities, featuring high roller shutter doors for seamless loading and unloading, as well as a state-of-the-art sprinkler system for enhanced safety.

Situated in a secure area, the property provides peace of mind with its modern amenities, including reliable three-phase power for industrial machinery and high roofs to optimize vertical storage. Whether you're expanding or relocating, this premium facility is an

### Features

**Zoning** Industrial

#### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

#### Exterior

Security	Yes
Open Parking Bays	16

#### Sizes

Floor Size	3,430m <sup>2</sup>
Land Size	3,430m <sup>2</sup>
Building Height	16m



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