



**Martin Montgomery**

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

## Make an Offer

Market value  
**R34,000,000**

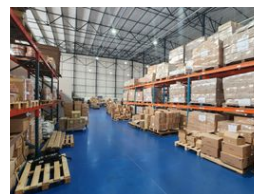
Offers from  
**R32,000,000**

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

3,434m<sup>2</sup> Warehouse For Sale in Cosmo Business Park



Web Ref 3434MMFSCBP



**R34,000,000**



0



18

### Modern 3,434m<sup>2</sup> Warehouse for Sale in Cosmo Business Park

Discover a remarkable opportunity to own a state-of-the-art warehouse in the prestigious Cosmo Business Park. Situated on a generous 5,390m<sup>2</sup> plot, this near-new facility offers 3,434m<sup>2</sup> of premium space designed to accommodate a variety of business operations. Its pristine condition, modern design, and prime location make it a standout choice for businesses seeking efficiency and functionality.

The warehouse is equipped with a powerful 350kVA 3-phase Eskom power connection, providing a dependable energy source for high-demand equipment and machinery. With a soaring eaves height of 14 meters, the property maximizes vertical storage potential, while the durable epoxy-coated flooring ensures a low-maintenance and professional environment. Whether for

### Features

**Zoning** Industrial

#### Interior

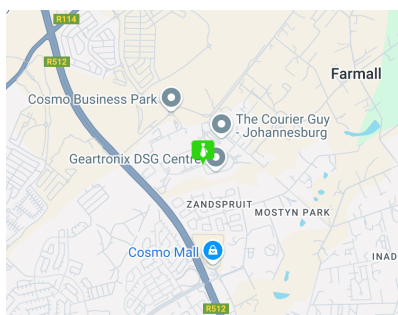
Power 3 Phase	Yes
Power Amps	500

#### Exterior

Open Parking Bays	18
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#### Sizes

Floor Size	3,434m <sup>2</sup>
Land Size	5,390m <sup>2</sup>



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