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3,339m<sup>2</sup> Warehouse For Sale in Laser Park



Web Ref CL12845



R29,000,000



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## Versatile 3,339m<sup>2</sup> Industrial Facility in Laserpark

Positioned in the heart of Laserpark, Roodepoort, this expansive 3,339m<sup>2</sup> industrial property offers a rare opportunity to lease or purchase in a secure and strategic location. Set on a 4,339m<sup>2</sup> stand, the site features 1,598m<sup>2</sup> of modern office space and 1,741m<sup>2</sup> of functional warehouse space—ideal for manufacturing, distribution, or mixed-use operations. Available for rent at R267,575/month (ex. VAT) or for purchase at R29,000,000 (ex. VAT), the property is fully enclosed with electric fencing and perimeter walls, ensuring a safe, controlled working environment.

Designed with efficiency in mind, the facility includes eight on-grade roller shutter doors, two access gates for smooth vehicle flow, and 150 amps of three-phase power to support high-demand equipment. Located in a well-established and active industrial hub,

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	150

### Exterior

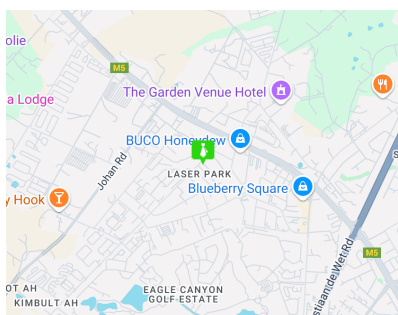
Open Parking Bays	20
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### Sizes

Floor Size	3,339m <sup>2</sup>
Land Size	4,339m <sup>2</sup>

### Extras

24 Hour Access 24 Hour Response Air Conditioning Unit Alarm System Shower, Toilet and Basin



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