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1609



Web Ref CL13226



**R12,500,000**

**Monthly Levy** R1 Excl. VAT

**Monthly Rates** R1 Excl. VAT

## Prime Marlboro Road Industrial Land – High Exposure, Ready to Develop

Unlock the potential of two fully serviced stands (8,731m<sup>2</sup> and 2,229m<sup>2</sup>) in the heart of Linbro Park's thriving industrial zone. Located on the highly trafficked Marlboro Drive, this flat, ready-to-develop site offers unbeatable visibility and is perfect for warehousing, logistics hubs, or industrial facilities looking to make a statement in a fast-growing commercial corridor.

Just minutes from the N3 with easy access to the N1, M1, and R21, this location ensures efficient transport flow and operational convenience. Whether you're an investor or owner-occupier, this rare land opportunity offers unmatched exposure, top-tier

## Features

