



**Martin Montgomery**

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

9,343m<sup>2</sup> Factory To Let in Roodekop



Web Ref CL11164



R531,865 pm

Gross Monthly Rental R531,865 Excl. VAT



## 9 343sqm Prime Industrial Facility in Roodekop, Germiston

Located in the thriving industrial hub of Roodekop, this exceptional property offers businesses a versatile and well-maintained facility, perfect for a range of industrial activities from large-scale manufacturing to efficient logistics operations. With its pristine condition and strategic design, the property provides an ideal foundation for businesses looking to enhance productivity and operational flow.

A standout feature of the facility is its array of high-capacity cranes, strategically positioned throughout the premises. With lifting capacities ranging from 10 to 16 tons, these cranes are engineered for handling a wide variety of lifting tasks with precision and reliability. Each crane is rigorously load-tested before use, ensuring compliance with strict safety standards and optimal

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.  
Power 3 Phase

10 Tn/m<sup>2</sup>  
Yes

### Exterior

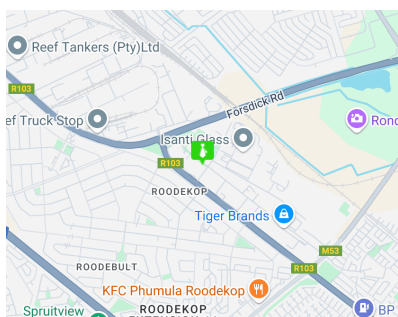
Security

Yes

### Sizes

Floor Size  
Land Size  
Building Height

9,343m<sup>2</sup>  
32,000m<sup>2</sup>  
8m



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