



## Marcel Carneiro

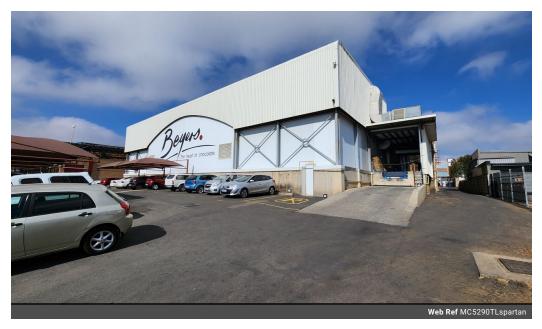
Candidate Property Practitioner Registered with PPRA (FFC 120 075 3) 0846932233

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Contact Head Office

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Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone











R264,500 pm

Gross Monthly Rental R264,500 Excl. VAT Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT





## Food-Grade 5,290 sqm Freestanding Warehouse To Let in Spartan

Discover this meticulously maintained, food-grade 5,290 sqm industrial warehouse, located in the highly sought-after Spartan industrial hub in Kempton Park. Designed for manufacturing excellence, the facility features ISO panel-separated rooms throughout the warehouse, offering a clean and organized workspace. With excellent height to the eaves, abundant natural light, and strategically placed roller shutter doors—one with a dock leveler at the front and another at the rear—the warehouse is perfectly equipped for efficient receiving and dispatch operations. The ground floor spans 4,091 sqm, while the first floor offers 1,199 sqm, accessible via a reliable goods lift. The property is powered by a robust 1.1 MVA three-phase power supply,

## **Features**

Zoning Industrial

Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup> Air Conditioning Yes Power 3 Phase Yes Power Amps 1600

Exterior

Covered Parking Bays 15 10 Open Parking Bays

Sizes

Floor Size 5,290m<sup>2</sup> 6,282m<sup>2</sup> Land Size **Building Height** 10m



24 Hour Access

