# NEWPOINT PROPERTY GROUP

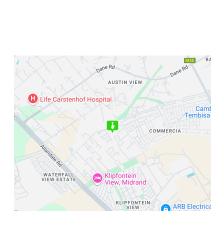


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R79,040 pm

Gross Monthly Rental R79,040 Excl. VAT





## Functional 1,216m<sup>2</sup> Industrial Unit with Mezzanine in Commercia, Midrand

This well-laid-out 1,216m² industrial property in Commercia, Midrand, is ideal for light manufacturing, warehousing, or distribution operations. The warehouse offers great height, abundant natural light, and a mezzanine level for extra storage or workspace flexibility. With a robust three-phase power supply, the unit supports a wide range of industrial needs.

A neat and professional office component complements the warehouse, creating a balanced environment for both operational and administrative tasks. Situated in a secure, access-controlled park, the property enjoys excellent connectivity to the N1 and Old Pretoria Road—ensuring seamless access between Johannesburg and Pretoria. A smart choice for growing businesses in a well-

#### **Features**

Zoning Industrial

 Interior
 Exterior
 Sizes

 Floor Loading Cap.
 1 Tn/m²
 Security
 Yes
 Floor Size
 1,216m²

 Power 3 Phase
 Yes
 Open Parking Bays
 4
 Land Size
 10,000m²

 Power Amps
 80

#### Extras

Guard Guard House Boomed Area Office Warehouse Balcony