



**Warrick Botha**  
 0849752023  
[warrick@newpointproperty.co.za](mailto:warrick@newpointproperty.co.za)

Contact Head Office  
 010 0354431

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



Web Ref CL13649



**R295,350 pm**

Gross Monthly Rental R295,350 Excl. VAT

0 20

### Efficient 3,938m<sup>2</sup> Warehouse with Yard in Prime Randjespark Location

This well-equipped industrial warehouse in Randjespark, Midrand, offers 3,938m<sup>2</sup> of versatile space ideal for logistics, warehousing, or light manufacturing. The facility features multiple roller shutter doors for smooth access, a full sprinkler system, good height to the eaves for racking, and dependable three-phase power—making it a practical choice for various industrial operations.

A neat office component complements the warehouse, while a private yard allows for secure truck movement and additional storage. Positioned near the N1 highway and major arterials, this property offers excellent connectivity and operational

### Features

**Zoning** Industrial

#### Interior

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

#### Exterior

Security Yes  
 Open Parking Bays 20

#### Sizes

Floor Size 3,938m<sup>2</sup>  
 Land Size 11,011m<sup>2</sup>

#### Extras

Guard Guard House Boomed Area Office Warehouse Sprinkler System

