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SOLE MANDATE

Web Ref CL2098



R147,550 pm

Gross Monthly Rental R147,550 Excl. VAT

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## SECURE INDUSTRIAL FACILITY WITHIN CLOSE PROXIMITY TO OR TAMBO AIRPORT

Newly Developed Warehouse / Factory Units including an Office Component with a GLA of 2,270 square meters, in a well secured Business Park.

This Facility caters for the Company that wants to stand out from the rest.

Located within Five (5) kilometers from OR Tambo International Airport, and with easy access to all the arterial's servicing the East Rand, Midrand, and Pretoria Areas.

Units have Three (3) Roller Shutter Door in excess of 4,5 meters in height..

Fantastic Natural Light.

Height in excess of eight (8) meters.

Leveled floors allow for racking is so required.

Vehicles can access the facility directly.

Super links, tri-axes, and the loading and unloading of containers can operate hassle free.

Three (3) phase power of 250 amps available, and can be upgraded if required.

## Features

### Building Name Zoning

MAPLE INDUSTRIAL PARK  
Industrial

### Interior

Power 3 Phase Yes  
Power Amps 250

### Exterior

Security Yes  
Open Parking Bays 15  
Parking Ratio 3 bays / 100 m<sup>2</sup>

### Sizes

Floor Size 2,270m<sup>2</sup>  
Land Size 30,000m<sup>2</sup>  
Building Height 12m

### Extras

Security

