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SOLE MANDATE

Web Ref CL2100



R39,750 pm

Gross Monthly Rental R39,750 Excl. VAT

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## STATE OF THE ART AAA - GRADE INDUSTRIAL AND LOGISTICS FACILITIES CLOSE TO OR TAMBO AIRPORT

AAA GRADE NEWLY BUILT MODERN INDUSTRIAL FACILITY IN A SECURE BUSINESS PARK WITH LOADS OF VALUE TO OFFER!!!

Unit measures 535 square meters consisting of Warehouse Space and an Office Component.

### LOCATION:

Located in Pomona which is one of the fastest growing Industrial Hubs in Sub Saharan Africa. Excellent access to all the major arterials.

Within close proximity to OR TAMBO International Airport (Domestic and International Airfreight Hubs).

### WAREHOUSE FEATURES:

Brand New never occupied unit.

Excellent Natural Light.

LED Lighting throughout the facility.

Large Motorized Roller Shutter Door of approximately Five (5) meters in Height.

Roller Shutter Door allows direct access to the Warehouse.

Mezzanine level that can be used for additional storage or offices.

## Features

**Building Name**  
Zoning

DAWN INDUSTRIAL PARK  
Industrial

### Interior

Floor Loading Cap. 30 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 63

### Exterior

Security Yes  
Open Parking Bays 5  
Parking Ratio 1 bays / 100 m<sup>2</sup>

### Sizes

Floor Size 535m<sup>2</sup>  
Land Size 30,000m<sup>2</sup>  
Building Height 10m

**Extras**  
Security

