

### **PROPERTY GROUP**

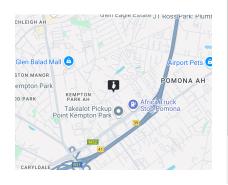


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SOLE MANDATE

Web Ref CL2100









R39,750 pm

Gross Monthly Rental R39,750 Excl. VAT





## 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.

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.

**Building Name** Zoning

DAWN INDUSTRIAL PARK Industrial

Interior Floor Loading Cap. Air Conditioning Yes Power 3 Phase Yes

30 Tn/m<sup>2</sup> 63

Exterior Security Open Parking Bays Parking Ratio

Sizes 1 bays / 100

Yes

m<sup>2</sup>

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

Power Amps **Extras** Security