



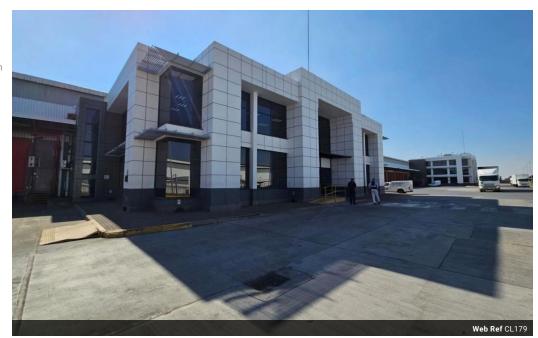
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## 011 568 4341

Ground Floor The Place
1 Sandton Drive Sandton 2196











R65 per m<sup>2</sup>

Gross Monthly Rental R1,002,430 Excl. VAT





# Premium Distribution Facility to Let in Bartlett

We're thrilled to offer an exceptional industrial distribution facility in Bartlett, Boksburg, available for lease starting January 2025. Covering a vast 15,422 square meters, this property is designed to meet the demands of contemporary logistics and distribution.

#### Main Warehouse:

- Size: 10,756 square meters

- Features:
   High ceiling clearance for optimal vertical storage
   Advanced sprinkler system for enhanced fire protection
   Three-phase power supply to accommodate heavy industrial use
   Cross-docking capabilities for efficient loading and unloading.
- Multiple roller shutter doors at both grade and dock heights
- Dock levellers at various bays for smooth operations.

### Office Spaces:

- Office Block 1: 2,115 square meters
- Office Block 2:1,016 square meters (includes lift system)

## Features

Zoning Industrial

Sizes

15.422m<sup>2</sup> Floor Size