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Ground Floor  
The Place  
1 Sandton Drive  
Sandton  
2196



Web Ref CL186



R63 per m<sup>2</sup>

Gross Monthly Rental R717,066 Excl. VAT

 0  0

### Freestanding warehouse to Let in Jupiter

Introducing a prime freestanding industrial property featuring a newly constructed 7,000 sqm concrete yard. The building itself spans 11,508 sqm and is situated on a 34,248 sqm plot. This versatile warehouse/factory is equipped with 22 roller shutter doors, an undercover dock leveling system, and boasts an impressive height of 10 meters to the eaves, facilitating efficient truck maneuverability.

The facility is powered by a robust 630 amps three-phase electrical supply and offers exceptional visibility and exposure from the N3 highway. Inside, you'll find a pristine, clear-span warehouse fitted with a state-of-the-art sprinkler system and backup pump. The property also includes modern, high-end office spaces, along with well-maintained ablution facilities and a kitchenette.

### Features

**Zoning** Industrial

**Sizes**

Floor Size 11,382m<sup>2</sup>