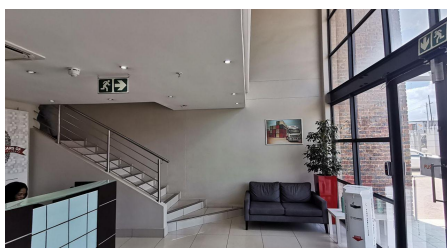




Benoni, Gauteng

**8,316m² Cross-Dock
Distribution Facility for Sale
in Brentwood Park**



This 8,316m² purpose-built cross-dock warehouse in Brentwood Park presents an excellent purchase opportunity. The property includes approximately 800m² of modern office space spread across two levels, offering a mix of open-plan areas, private offices, multiple boardrooms, kitchen facilities, and restrooms. The expansive warehouse spans around 7,500m² and features a cross-dock configuration with 62 roller shutter doors at docking height, dock levelers, and an external ramp for forklift access. With a height of 8 meters to the eaves, three-phase power, full ablution facilities, ample natural light, and a compliant overhead fire sprinkler system, the warehouse is both practical and efficient. The building has been well maintained and is in excellent overall condition. Strategically positioned in Brentwood Park, Kempton Park, this facility is just 15 minutes from O.R. Tambo International Airport. It benefits from excellent transport connectivity, with quick access to the R21, R24, and N12 highways, as well as neighboring industrial hubs. The property is also well-served by nearby amenities, services, and public transport routes, making it an ideal choice for a premium logistics or distribution operation.

R65,000,000 PM
excl. VAT & Utilities
price per m²: R70,000,000

FEATURES

Gross Monthly Rental	R65,000,000 Excl. VAT
Building Size (m ²)	8,316
Land Size (m ²)	20,000
Building Height (m)	11
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.
COM26626

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for more information about this property



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