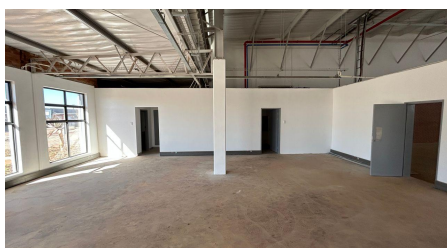
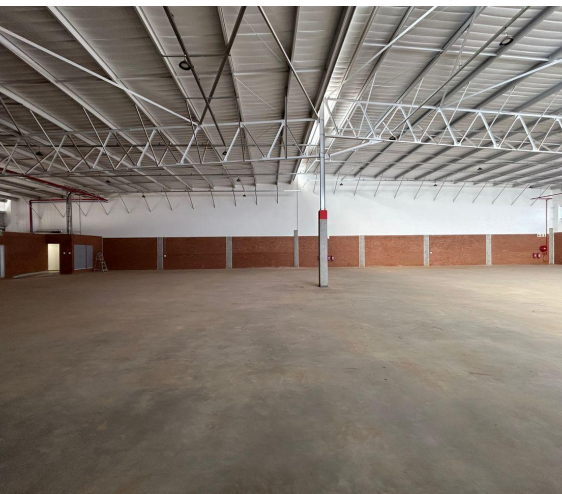




**Kempton Park, Gauteng**

**A-Grade Warehouse**  
Available for Lease on the  
R21 Corridor



Situated in the sought-after industrial hub of Pomona, these warehouses present versatile solutions designed to accommodate a wide range of business activities, from logistics and distribution to storage and light manufacturing. Units vary in size from 1,300m<sup>2</sup> to 2,100m<sup>2</sup>, each offering open-plan layouts with generous height to the eaves, excellent natural light, and large roller shutter doors to facilitate smooth loading and unloading. The properties are thoughtfully designed to meet operational demands while maintaining efficiency and flexibility for tenants. In addition to the warehouse space, each unit includes a professional reception area and office facilities, perfectly suited for administrative and management functions. Staff and client convenience is further supported with ample parking bays, while robust security features such as perimeter fencing and controlled access ensure a safe working environment. Located in Pomona, Kempton Park, the properties enjoy prime connectivity with easy access to key highways and O.R. Tambo International Airport, making them ideal for businesses reliant on transport links. The surrounding area also offers an array of amenities, including retail centers, dining options, and hotels. Operating costs are R8.50/m<sup>2</sup>, municipal costs R12.60/m<sup>2</sup>, parking at R250 per bay, and the gross rental is R100.24/m<sup>2</sup>. These well-maintained warehouses are in excellent condition and ready for

**R160,020 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R105

**FEATURES**

Gross Monthly Rental Available From Lease Period	R160,020 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	1,524
Zoning	Industrial
Security	No
Power 3 Phase	No
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM26627**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



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