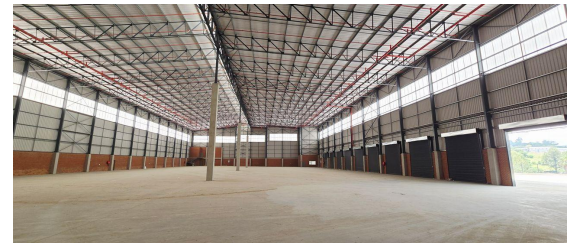
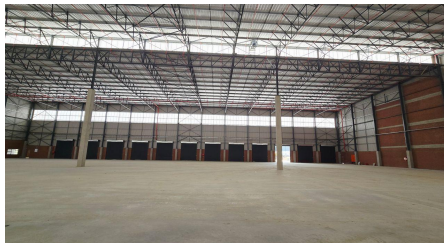
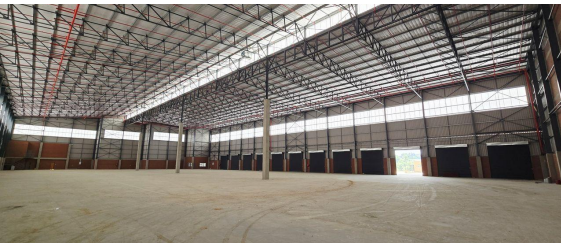
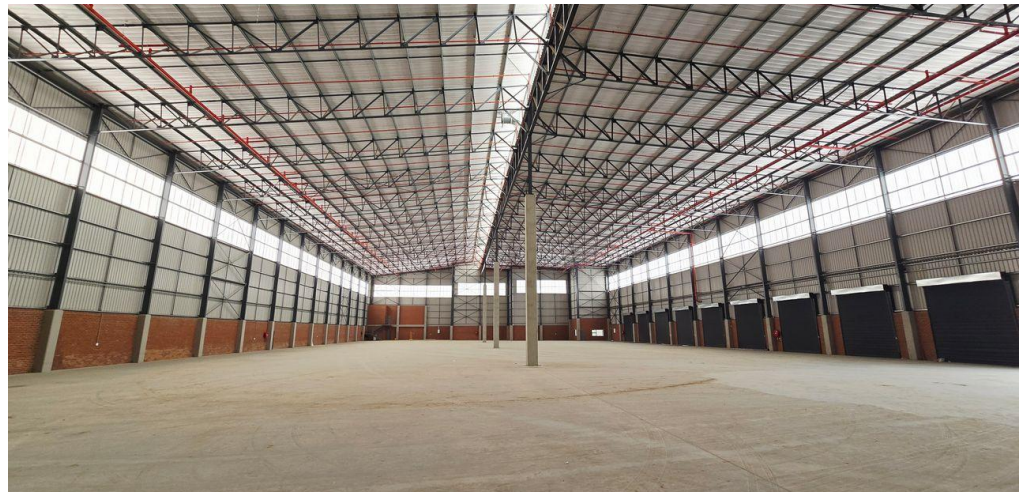




**Randburg, Gauteng**

**Modern A-Grade Logistics Facility with Highway Access**



Designed as a high-performance industrial hub, this 7,731m<sup>2</sup> facility integrates A-grade warehousing measuring 4,742m<sup>2</sup> with contemporary office space 1,421m<sup>2</sup>, a pilot office 197m<sup>2</sup>, a canopy 830m<sup>2</sup> and basement parking 541m<sup>2</sup> to deliver an efficient and versatile layout. The property offers 12 to 13m eave heights, generous yard area, superlink access, strong power supply, full sprinkler systems, and 24/7 security, making it ideal for logistics operations, while its strategic location provides quick connectivity to the N1 and N14 highways. The facility is available at nett rental R605,495.00 per month plus VAT, with utility management fee R2,500.00 Plus VAT, park levies R9,895.68 Plus VAT, rates and taxes R8,890.65 Plus VAT charged separately.

This is a Nett rental rate of: R78.32/m<sup>2</sup>  
Ops costs: ± R2.75/m<sup>2</sup> (levy, utility management fee, rates & taxes)  
Gross rental rate R81.07/m<sup>2</sup>

Disclaimer: All prices and property details listed on Property24 by 3Cube Property Solutions (Pty) Ltd. are subject to change without notice. While we strive for accuracy, we cannot guarantee that all information - including pricing, availability, and specifications - is fully up-to-date or error-free due to market changes and other factors. 3Cube Property Solutions and its

**R605,495 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R78

**FEATURES**

Gross Monthly Rental Available From Lease Period	R605,495 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	7,731
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	250
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM29655**

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



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