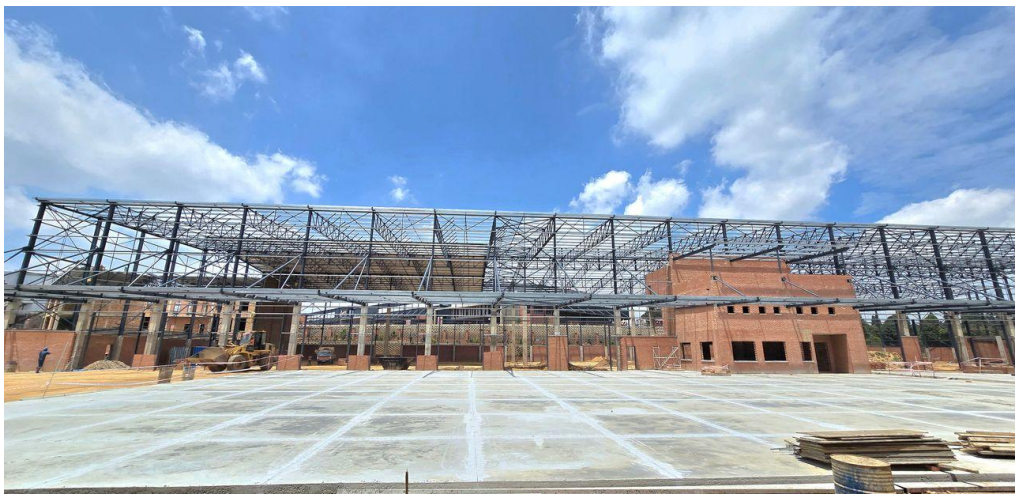


**Randburg, Gauteng**  
**A-Grade Industrial Facility**  
**Available May 2026**



Set for occupation from 1 May 2026, this newly developed 12,925m<sup>2</sup> A-grade industrial property comprises 8,636m<sup>2</sup> of warehouse space complemented by modern offices 1,645m<sup>2</sup>, a pilot office 694m<sup>2</sup>, basement parking 607m<sup>2</sup>, and a large operational canopy 1,343m<sup>2</sup>. The facility features 12 to 13m eave heights, a 250 Amp power supply, full sprinkler system, passenger lift, and a 9m wide internal road to support efficient logistics and adaptable tenant use, while generous yard space, superlink access, 24/7 security, CCTV, and electrified fencing ensure smooth and secure operations. Conveniently located with direct access to the N1 and N14 highways, the property is available at a rental of R1,022,435.00 per month plus VAT, with utility management fee R2,500.00 Plus VAT, park levy R16,544.00 Plus VAT, rates and taxes R14,863.75 Plus VAT payable separately, and PV connection excluded from the base rental.

This is a Nett rental rate of: R79.11/m<sup>2</sup>  
 Ops costs: ± R2.62/m<sup>2</sup> (levy, utility management fee, rates & taxes)  
 Gross rental rate R81.73/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 -

**R1,022,435 PM**  
**excl. VAT & Utilities**  
 price per m<sup>2</sup>: R79.11

**FEATURES**

Gross Monthly Rental Available From	R1,022,435 Excl. VAT
Lease Period	May 1, 2026 Negotiable
Building Size (m <sup>2</sup> )	12,925
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	250
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM29657**  
 Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
 for more information about this property



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