

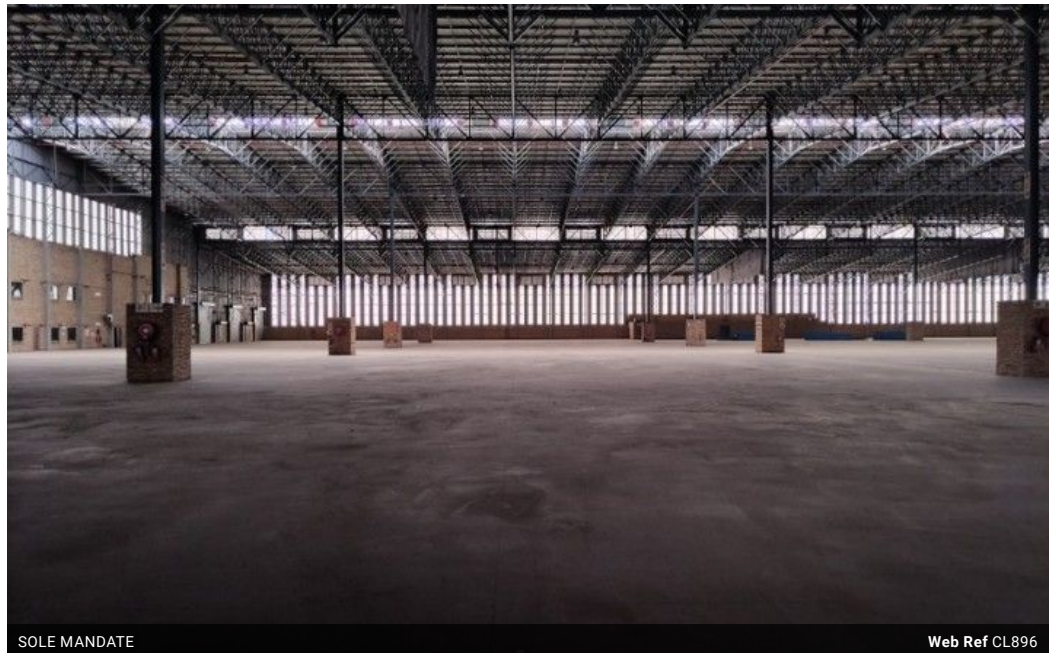


Thabani Ncube
071 624 2899
thabani@skyriseproperties.co.za

Contact Head Office

011 268 2681

First Floor
Masingita House
41 West Street, Houghton Estate
Johannesburg



SOLE MANDATE

Web Ref CL896



R145,000,000

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Massive warehouse with ample yard space

This free-standing, great property sprawling on a massive stand offers:

- A GLA of 22,510 m
- A stand size of 42,167 m
- An open plan double storey office component
- An open span warehouse area
- 12 to 15 meter clearance height in the warehouse
- A backup generator
- Overhead sprinklers
- Provision for in-rack sprinklers
- Water tanks (for sprinklers)
- Pump room
- Dock levellers and on grade roller doors positioned all around the building
- Two ramps with direct access into the warehouse via two 6 meter high roller doors positioned at the front and at the rear of the unit
- Sufficient staff amenities for both front of the house staff and admin staff
- 3 phase power
- Ample yard space entirely paved for truck reticulation
- Proximity to and convenient highway access to the N1 and the N14

Features

Building Name	5 Bertha		
Zoning	Industrial		
Interior		Sizes	
Power 3 Phase	Yes	Floor Size	22,510m ²
		Land Size	42,167m ²
Extras	Warehouse Generator Sprinkler System Water Feature Rollup		