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Old Main Road  
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Web Ref CL892

#### Property Details and Facility Features

**Property Details:**  
Warehouse: 10 094 m<sup>2</sup>  
Office/Reception: 423 m<sup>2</sup>  
Total GIA: 10 517 m<sup>2</sup>  
Land: 9 852 m<sup>2</sup>

**Property Features:**  
• Premium Grade ("P") facility;  
• Well sized yard and optimized reticulation;  
• Load Bearing Capacity – up to 100kN/m<sup>2</sup> & 100kN/m<sup>2</sup>;  
• Auto-lane ingress and egress;  
• Secure facility with perimeter fencing and guard house;  
• Free flowing operational areas for trucks;  
• Warehouse height of 15 meters to eaves;  
• 7.5 mm GDI with Pumps & Tanks;  
• 600 Amps of Power;  
• Water backup;  
• Compliant facility in terms of regulations, and  
• Facility can cater for rackload if required.

#### Warehouse and Office



R1,367,210 pm

Gross Monthly Rental R1,367,210 Excl. VAT



Prime warehouse coming available near N2 & N3

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 5 Tn/m<sup>2</sup>  
Power 3 Phase Yes

### Sizes

Floor Size 10,517m<sup>2</sup>