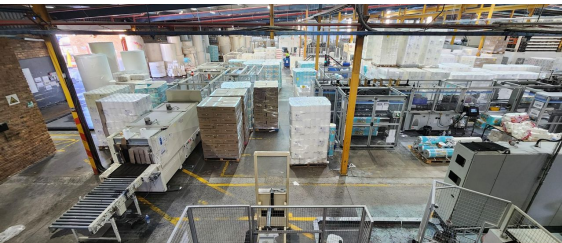


Kempton Park, Gauteng

**Extensive Industrial Facility
For Sale In Spartan, Kempton
Park: Three Stands**



A large industrial facility is now available for sale, encompassing three stands in the industrial node of Spartan, Kempton Park. The total stand size is 14,292m², featuring a total gross lettable area (GLA) of 11,400m². This facility is equipped with 3-phase power of 1,600 amps and includes a sprinkler system for safety. It boasts eight roller shutter doors—four with loading docks and a forklift access ramp—while the remaining doors are on-grade. The larger facilities benefit from excellent height and natural lighting, and the yard area is suitable for truck access. The factory floors are well-maintained, with small office blocks at each facility that include staff ablutions, kitchens, boardrooms, server rooms, and multiple offices. Additional amenities for factory staff include separate ablutions, change rooms, canteen, and shower facilities, along with machining rooms and storerooms that can be adapted for various industries.

This property offers flexible purchasing options, including the entire three-property package for R48 million or individual units available for sale or lease. Specific details include: 3 Newton Road (GLA of 5,200m² on a 7,124m² stand for R26 million or R55/m² to let), 39 Forge Road (GLA of 3,000m² on a 3,484m² stand for R17 million or R60/m² to let), and 116 Plane Road (GLA of 3,090m² on a 3,684m² stand for R7

R48,000,000
excl. VAT & Utilities

FEATURES

Building Size (m ²)	11400
Land Size (m ²)	14292
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.
COM20088

Go to 3cubeproperty.co.za
for more information about this property



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