



**Kempton Park, Gauteng**

**INVESTMENT Opportunity  
FOR SALE in Spartan,  
Kempton Park**



**INVESTMENT OPPORTUNITY:**  
Massive free standing property FOR SALE in the industrial node of Spartan, Kempton Park. A-Grade facility which is well situated just off Plane Road. Stand size of 35,380sqm.  
Under roof size of 14,905sqm comprising of two properties, the first is an A-Grade warehouse 9,510sqm with a double volume office block of 767sqm. The warehouse is currently tenanted. Multiple roller shutter doors, with dock levelers, excellent eaves height of 10m, sprinkler system in place, 3phase power with 800amps, access control for trucks plus yard space, forklift access ramp and plenty of covered parking.

The 2nd facility is a separate Office block with all the amenities required, 2 floors with multiple offices, laboratories and staircases to reach all the floors. Large open planned space to design to your specifications. Kitchen and ablutions on each floor. There is a 950sqm warehouse connected to the offices with own access points. Large covered parking area for staff.

Easily accessible from all major routes in and out of the area, with Isando, Modderfontein and Jetpark within close proximity.  
O.R. Tambo International Airport is approximately 5.4km (3.4mi) in distance.

**R60,000,000**  
**excl. VAT & Utilities**

**FEATURES**

Building Size (m <sup>2</sup> )	14905
Land Size (m <sup>2</sup> )	35380
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	800
Air Conditioning	Yes

**WEB REFERENCE NO.**  
**COM19505**

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



**CONTACT**  
**KEVIN AH SING**

☎ 082 225 7621 / (010) 3006441  
✉ [kevin@3cubeproperty.co.za](mailto:kevin@3cubeproperty.co.za)