



Introducing a premier industrial property in the highly sought-after Samrand Business Park, Centurion. This expansive 3703m<sup>2</sup> warehouse offers a flexible and spacious environment, perfect for a variety of industrial operations. Ideally situated with easy access to major highways and transport routes, this property is an excellent choice for businesses looking to streamline their logistics.

A key highlight of this warehouse is its robust security features, including two access points, 24/7 on-site security, and access control, ensuring the safety of your operations. Additionally, the property is equipped with a 3-phase power supply, providing reliable and sufficient electrical capacity to meet the needs of your business.

Other notable features of the warehouse include high ceilings for optimized storage space, large roller shutter doors for efficient loading and unloading, and ample parking for both staff and visitors. The layout is designed to accommodate a wide range of industrial activities, making it an ideal solution for businesses seeking to establish or expand their operations in Centurion's thriving industrial area. Seize this opportunity to secure a premium industrial property in a prime location.

**R318,458 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R86

### FEATURES

Gross Monthly Rental Available From Lease Period	R318,458 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	3703
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	200
Air Conditioning	No

WEB REFERENCE NO.  
**COM20713**

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



**CONTACT**  
DYLAN PIETERSEN

📞 083 338 1183 / (010) 3006441

✉️ [dylan@3cubeproperty.co.za](mailto:dylan@3cubeproperty.co.za)