

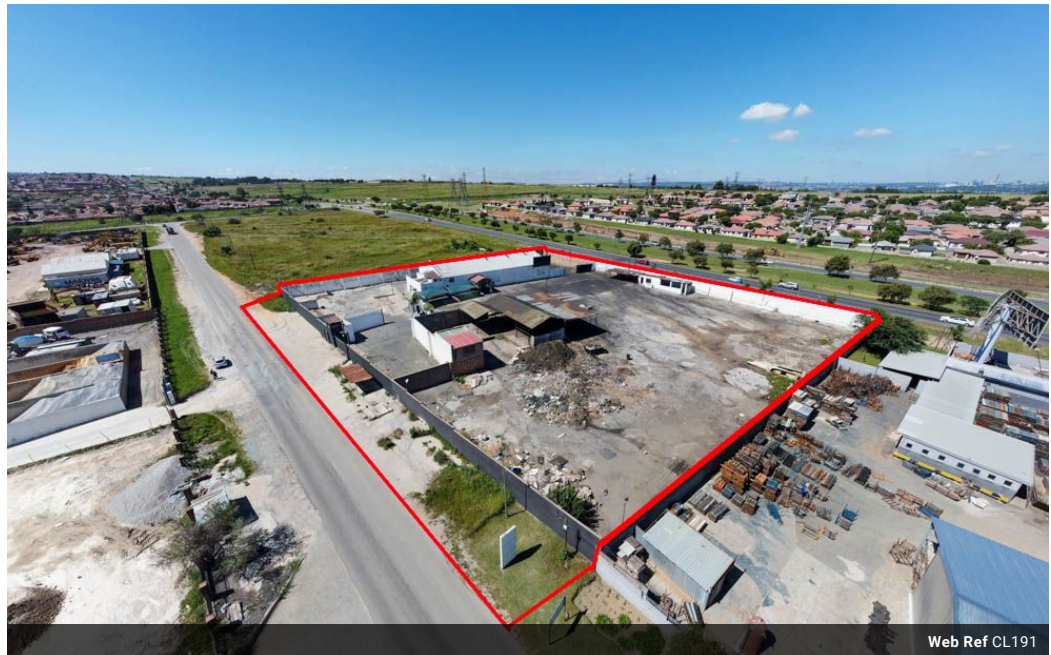


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Kutoroka  
 Scorpion Trail  
 Midrand



R10 per m<sup>2</sup>

Gross Monthly Rental R95,000 Excl. VAT

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### Prime Industrial Property for Rent on Allandale Road... Ideal for Multi-Use Business

This exceptional industrial property spans 9,100m<sup>2</sup> of land, offering ample space for a variety of business operations. Located in a high-demand area on Allandale Road, this property ensures excellent visibility, accessibility, and logistical convenience for industrial and commercial use.

#### Key Features:

- ✓ Land Size: Expansive 9,100m<sup>2</sup> property, providing ample space for operations and future expansion.
- ✓ Main Warehouse: 700m<sup>2</sup> of versatile space, perfect for manufacturing, distribution, or storage.
- ✓ Office Space: 150m<sup>2</sup> of well-maintained, functional office facilities, ensuring a productive work environment.
- ✓ Undercover Storage: 600m<sup>2</sup> of covered space, offering protection for goods and equipment.
- ✓ Power Supply: Equipped with a 3-phase 100 KVA power supply, meeting the needs of high-energy operations.

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase Yes

#### Exterior

Security Yes

#### Sizes

Floor Size 1,450m<sup>2</sup>  
 Land Size 9,100m<sup>2</sup>

#### Extras

24 Hour Access ADSL Above Road Alarm System

