



## 4900M<sup>2</sup> VACANT LAND **FOR SALE** IN STEELEDALE

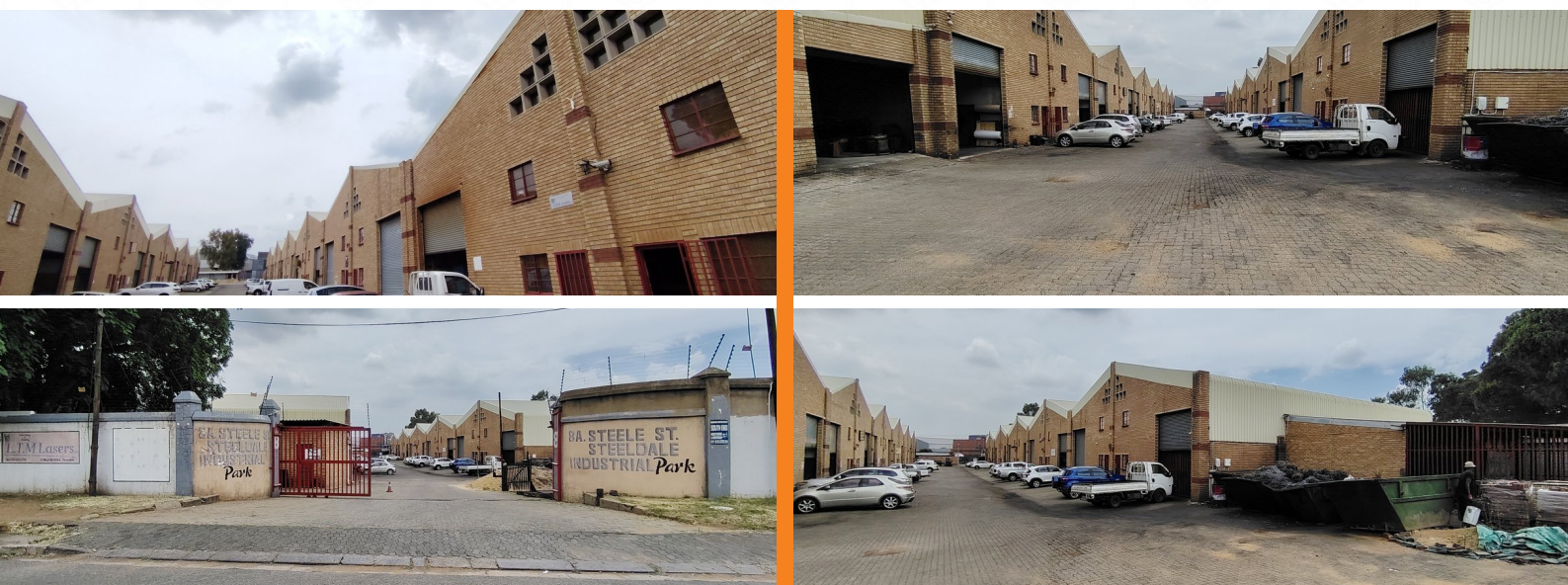
Located in the bustling industrial precinct of Steeldale, this secure and well-managed business park presents a total gross lettable area of 4,900m<sup>2</sup> on a 10,000m<sup>2</sup> stand, making it an attractive option for investors or owner-occupiers seeking long-term growth potential. The property comprises 12 units ranging from 142m<sup>2</sup> to 480m<sup>2</sup>, alongside 10 additional mini units or storage spaces, providing flexibility in tenant mix and diverse income opportunities. Strategically positioned between the N12 and N17 highways, with easy access to the N3, the site offers excellent connectivity for logistics and transportation. Currently generating a monthly rental income of R246,243.80, this property represents a prime income-producing asset within one of Johannesburg's most established industrial hubs.

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### Features:

- GLA (m<sup>2</sup>): 4900
- Zoning: Industrial
- Erf Size (m<sup>2</sup>): 10000



REF52946

### CONTACT US

**Ethan Gunter**  
+27686164318  
ethan@3cubeproperty.co.za

**R21,000,000**  
EXCL. VAT