

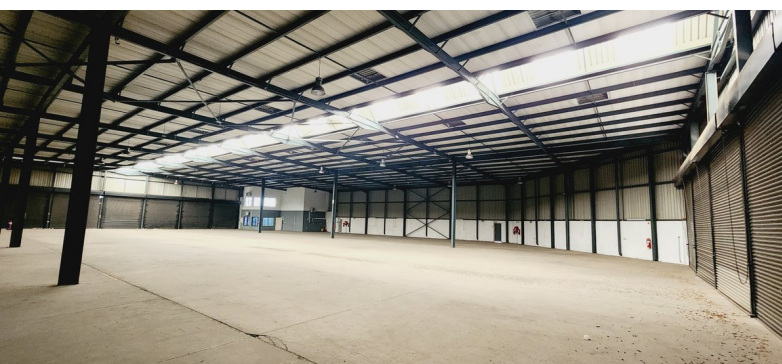
## 2440M<sup>2</sup> WAREHOUSE FOR SALE IN COSMO BUSINESS PARK

This freestanding warehouse offers a GLA of approximately 2,440m<sup>2</sup> on a 5,492m<sup>2</sup> stand and is available TO LET or FOR SALE. The property features 2,234m<sup>2</sup> of warehouse space, 118m<sup>2</sup> of office space, 44m<sup>2</sup> of restrooms, and 44m<sup>2</sup> of storage. Additional amenities include a reception area, kitchenette, showers, toilets, and multiple roller shutter doors. With a 3-phase power supply, the warehouse provides ample functionality and space for diverse industrial needs.

Located in a secure business park with 24-hour access control and a dedicated security patrol vehicle, the property ensures a safe and efficient working environment. Conveniently positioned near North Riding, Fourways, and Lanseria Airport, the location offers easy access to major cosmopolitan areas. Rates are R27,106.20, and the park levy is R4,226.14 plus VAT.

### Features:

- GLA (m<sup>2</sup>): 2440
- Erf Size (m<sup>2</sup>): 5492
- Zoning: Industrial



REF88222

### CONTACT US

**Denver Jones**  
+27829352099  
denver@3cubeproperty.co.za

**R24,000,000**  
EXCL. VAT