



8000.00M² FACTORY TO LET IN SPARTAN

A free-standing industrial facility will be available for rent starting June 2026. Situated on a 10,000m² stand, the property offers approximately 8,000m² of covered space, which includes manufacturing, warehousing, and office areas. The manufacturing section is equipped with 4000 Amps of 3Phase power and features an open floor plan suitable for various machines, along with good height and natural light. The facility also includes storage and machining rooms, a plant manager's office, and labs. The warehousing area is equipped with a full sprinkler system, Provision for drop down in-racking sprinklers, multiple roller shutter doors under overhangs, on-grade ramps, and a dedicated yard for truck access. Additional amenities include a caged area for bonded stores, mezzanine offices, a canteen, and staff facilities such as ablutions, change rooms, locker rooms, and showers, all accessible via finger identification turnstiles.

The double-volume office block comprises a ground floor with a reception area, showroom, boardroom, kitchen, and several single offices. The first floor is dedicated to additional offices for administrative staff and management. Located in the industrial node of Spartan, this facility offers excellent access to major routes and is conveniently close to O.R. Tambo International Airport, as well as the R21 and R24 freeways. The surrounding areas of Modderfontein, Kempton Park, and Isando further enhance the property's strategic location.

Features:

- GLA (m²): 8000.00
- Erf Size (m²): 10000.00
- Zoning: Industrial
- Eave Height (m): 10.00
- Power (Amps): 4000



CONTACT US

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R480,000
PER MONTH EXCL. VAT