



ZAR 95/m² p/m

Web Ref: REF-00128

22 455m² Logistics Warehouse To Let, Kempton Park, Gauteng

<https://www.dealcore.co.za/properties/REF-00128>

2 1 Modderfontein Road, Kempton Park

[View on Google Maps](#)

22 455 m² logistics warehouse to let in Kempton Park, with 19 535 m² warehouse space, 12 m eaves height, FM2 floor, 21 188 m² yard, and 23 truck bays.

Features

- Property Type - Warehouse
- Zoning - Industrial
- Gross Lettable Area (GLA) - 22455 m²
- Warehouse GLA - 19535M²
- Office GLA - 958 M²
- Hardened Yard Area - 21188M²
- Canopies - 556M²
- Dock Levellers - 5
- On Grade Loading Bays / Doors - 7
- Height To The Apex - 15M
- Height To The Eaves - 12M
- Floors - Fm2 Warehouse Floors
- Sprinkler / Fire Suppression - Asib Compliant
- Highway / Arterial Access - R21, R25, N1, N3, & R24
- Secure Park / Precinct
- Annual Escalation (Basis Points) - 800
- Lease Excludes - VAT, Utilities, Rates, & Insurance



Ryan Berry | Principal Property Practitioner

Email: ryan@dealcore.co.za Phone: +27836078128 [View Listings](#)