



# CITY INDUSTRIAL PROPERTY

"Building property solutions..."

## LINCOLN LUBRICATION

26.2354° S, 28.13750° E



<b>TOTAL SITE AREA (M2)</b>	6,200sqm
<b>USES (POTENTIAL)</b>	Warehouse
<b>SITE DESCRIPTION</b>	Indianapolis Boulevard, Raceway, Germiston, Portion 4 of 59 Gosforth Park
<b>SITE ACCESS &amp; CONDITION</b>	Boom gates and Security guard house
<b>SURROUNDING AREA</b>	Germiston / Rand Airport
<b>PROXIMITY TO URBAN AREA/WORKFORCE</b>	10km
<b>PROXIMITY TO NEAREST AIRPORT</b>	30km away from OR Tambo Airport
<b>COVERED AREA -WAREHOUSE (M2)</b>	2000sqm
<b>OFFICES (M2)</b>	787sqm
<b>ABLUTIONS/CANTEEN (M2)</b>	-
<b>GATEHOUSE (M2)</b>	12sqm
<b>FLOOR LOADING WEIGHT</b>	-
<b>DOORS</b>	4 Roller Shutter Doors
<b>ROOFING &amp; ROOF HEIGHT</b>	IBR sheeting
<b>DRAINAGE</b>	Municipal
<b>SECURITY</b>	Warehouse and Yard security camera's
<b>POWER SUPPLY</b>	200 KVA
<b>WATER SUPPLY</b>	Municipal
<b>WASTE DISPOSAL / SEWAGE</b>	Gravity
<b>GPS CO-ORDINATES</b>	Latitude: -26.2354 Longitude: 28.13750
<b>OTHER</b>	Built to spec for long term tenant with 4 000 sqm land bank for expansion.