



## CITY INDUSTRIAL PROPERTY

"Building property solutions..."

# GOSFORTH PARK - LG

28.4793° S, 24.6727° E



<b>TOTAL SITE AREA (M2)</b>	88,681
<b>USES (POTENTIAL)</b>	Industrial and Manufacturing
<b>SITE DESCRIPTION</b>	"Portion 42 of Erf 59 Gosforth Park, Extension 4"
<b>SITE ACCESS &amp; CONDITION</b>	Two Entrance's, c/w Boom gates and Security guard house, option for electronic access
<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>	40 220
<b>OFFICES (M2)</b>	6 157
<b>ABLUTIONS/CANTEEN (M2)</b>	298sqm Canteen & Ablutions
<b>GATEHOUSE (M2)</b>	68sqm
<b>FLOOR LOADING WEIGHT</b>	180mm Thickness
<b>DOORS</b>	57 roller shutter doors
<b>ROOFING &amp; ROOF HEIGHT</b>	Concrete slab & IBR sheeting
<b>DRAINAGE</b>	-
<b>SECURITY</b>	Onsite security + Office + Warehouse Alarm
<b>POWER SUPPLY</b>	2.0 MVA
<b>WATER SUPPLY</b>	-
<b>WASTE DISPOSAL / SEWAGE</b>	-
<b>GPS CO-ORDINATES</b>	GPS coordinates of South Africa. Latitude: -28.4793 Longitude: 24.6727."
<b>OTHER</b>	Very large A grade warehousing and distribution facility with large yard and within secure industrial park in Johannesburg. Attractive park to blue chip tenants.