

To Let

Moddefontein Industrial Complex AS7

26 Rand Road, Founders Hill, Edenvale, Gauteng, 1609

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Moddefontein Industrial Complex

The Modderfontein Industrial Complex in Edenvale, operated by AECI, is a well-established and secure industrial hub offering a variety of unit types suited to diverse commercial applications. The site comprises multiple warehouses, light manufacturing, and heavy industrial units, ranging from compact storage workshops to expansive factory spaces fitted with overhead cranes and large yard areasEnsuring uninterrupted operations, the complex benefits from a dedicated high-capacity electrical infrastructure that isolates it from broader grid disruptions, serving as a “no electricity cuts” zone. Each entrance is safeguarded by a professionally staffed gatehouse, adding a robust layer of perimeter securityFrom an amenity’s standpoint, the complex provides functional features tailored for operational efficiency: three-phase power is available in smaller units, while larger facilities benefit from upgraded power access; bathroom facilities are standard; and expansive yard areas facilitate easy loading, unloading, and vehicle maneuvering. Additionally, the complex enjoys a strategic location near High Street, with quick access to the N3/N1 routes, OR Tambo International Airport, Greenstone and Modderfontein shopping centres, and the nearby golf course, supporting logistical convenience and workforce commuting. Altogether, AECI’s Modderfontein Industrial Complex combines flexible industrial space, dependable utilities, stringent security measures, and a prime East Rand location—making it an attractive option for manufacturing, warehousing, and commercial tenants.

Features
High Security Area

Building information

Grade	**Heavy Grade Industrial**
Building sector	**Industrial**





The Space

170m² Industrial Warehouse space available to let in Moddefontein Industrial Complex, Kempton Park West, Kempton Park.

170m² Industrial Warehouse space available to let in Moddefontein Industrial Complex, Kempton Park West, Kempton Park.

Unit information

Monthly rental	**R 9 350,00**
Gross lettable area	**170 m²**
Listing sector	**Warehouse**
Available	**Immediately**

Rental information

Rates and Taxes

Gross rental	Rate: **R 55,00 / m²**



Get in touch

HR

Hayley Rubin

hrubin@broll.com | +27832665378