

To Let

96 Cavaleros Drive Potential Yard

96 Cavaleros Drive, Germiston Industrial, Germiston, Gauteng, 1401

CUSHMAN & WAKEFIELD | broll

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The Building

96 Cavaleros Drive

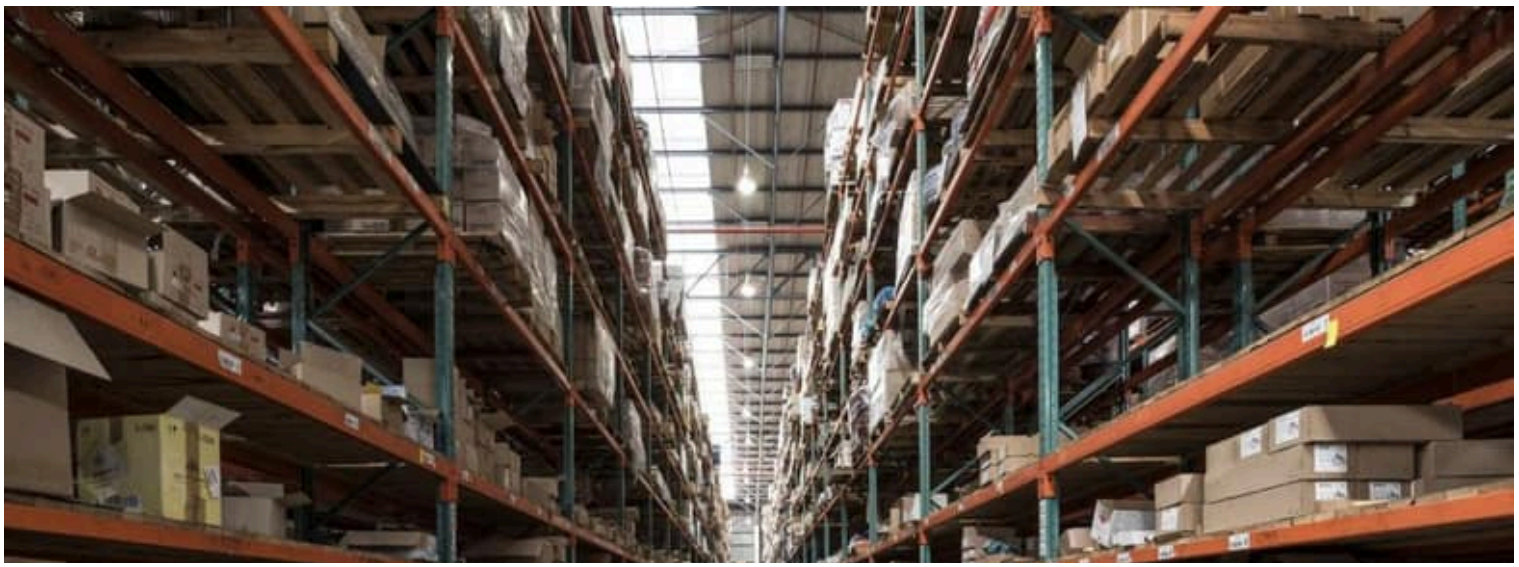
96 Cavaleros Drive is a well positioned industrial property offering a blend of functionality, accessibility, and sustainability. The warehouse is designed with efficiency in mind, featuring ten roller shutter doors and cross dock capability that streamline logistics operations. Dock levellers and canopies further enhance loading and offloading processes, while generous yard areas provide ample space for super link truck access and maneuvering.Inside, the facility offers approximately eight metres to the eaves, creating excellent potential for racking, bulk storage, and operational flexibility. The warehouse is fully sprinkled with pumps and tanks on site, ensuring compliance with fire safety standards. A robust three phase power supply supports a wide range of industrial activities, making the property suitable for manufacturing, distribution, and logistics.The office component is equally impressive, comprising double storey, well maintained spaces that include individual offices, meeting rooms, a boardroom, and staff amenities. This integration of administrative and operational facilities ensures a professional environment for both management and workforce.Strategically located in Jupiter, Germiston, the property enjoys direct access to major transport routes including the N3 and M2 freeways, placing it at the heart of a key industrial corridor. Security is a priority, with guarded access control and a fully fenced perimeter providing peace of mind. Adding to its appeal, the building carries a 3 Star Green Star – Existing Building Performance rating, reflecting a commitment to sustainability and green leasing practices.96 Cavaleros Drive stands out as a versatile, modern industrial facility that balances operational efficiency with environmental responsibility, making it a compelling choice for businesses seeking a secure and strategically located base in Germiston.

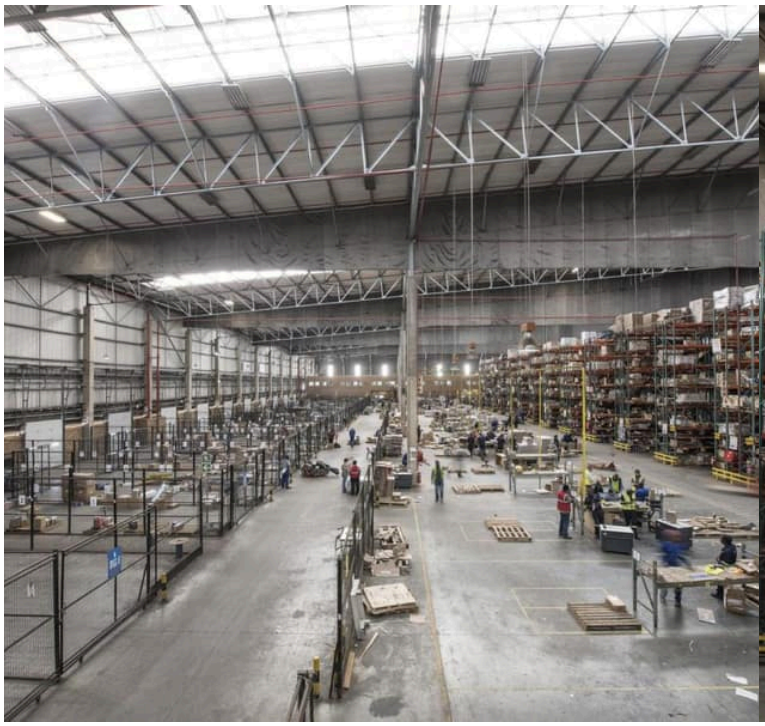
Features

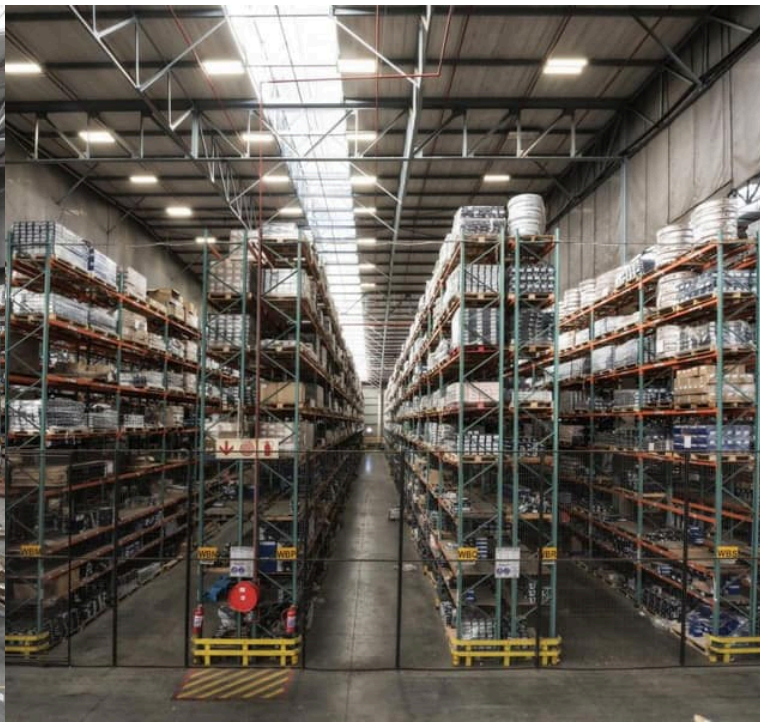
Warehouse | Offices & meeting rooms | 10 roller shutters | Dock ramp | 8 m eaves | Sprinklers | Yard | 200 A 3-phase | 3 Green Star | Guarded access

Building information

Gross Lettable Area	**49,821 m²**
Grade	**Warehousing**
Building sector	**Industrial**







The Space

8500.00m² Industrial Industrial Yard space available to let in Cavaleros Road Germiston, Germiston Industrial, Germiston.

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Unit information

Monthly rental	**R 127 670,00**
Gross lettable area	**8,500 m²**
Listing sector	**Industrial yard**
Available	**Immediately**
Minimum period	**12 months**

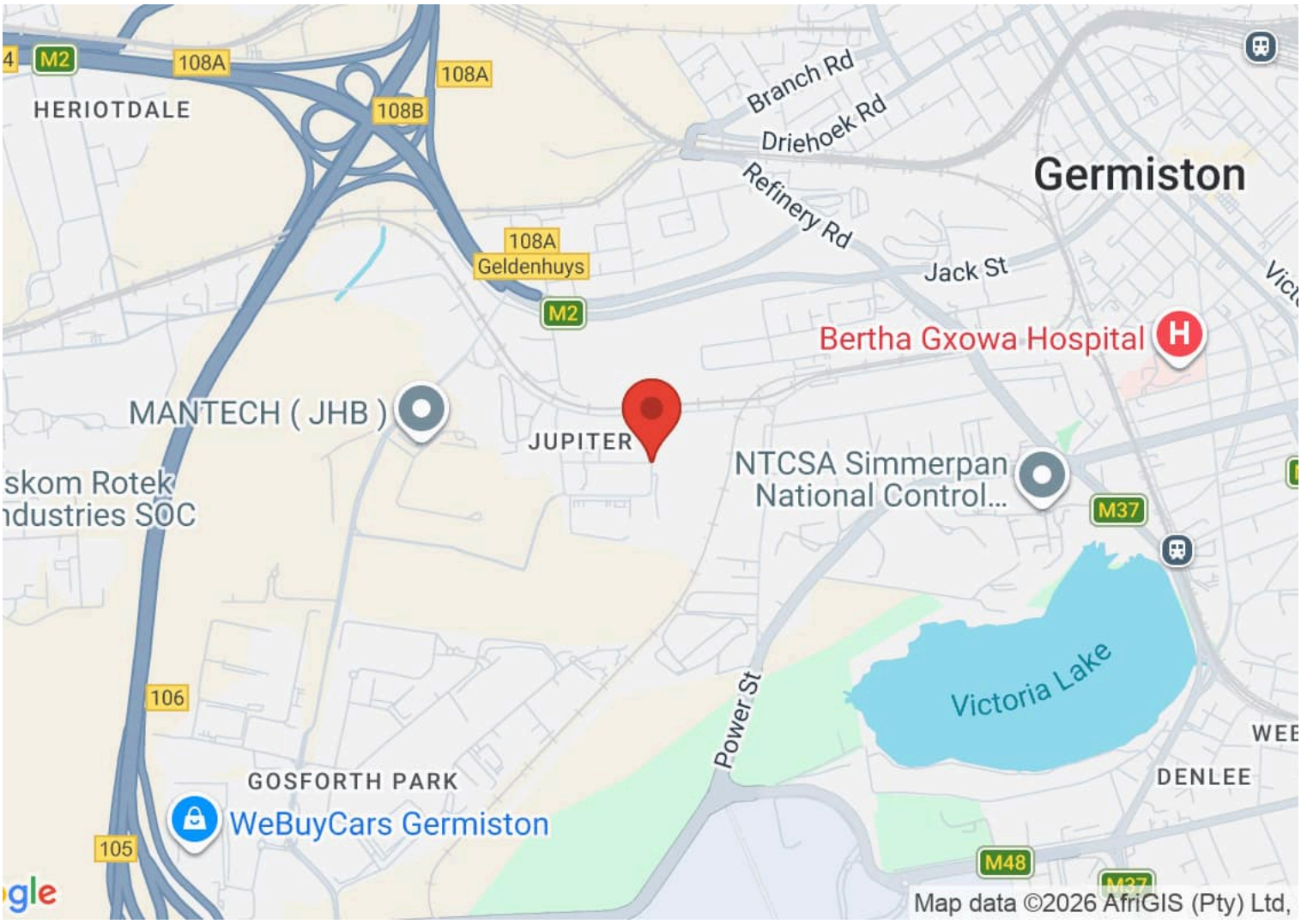
Rental information

Rates and Taxes

Gross rental	Rate: **R 15,02 / m²**
Net rental	Rate: **R 15,00 / m²**
Operations costs	Rate: **R 0,01 / m²**
Assessment rates	Rate: **R 0,01 / m²**

Parking

Shade cloth	**R 250.00 per bay**
Open	**R 190.00 per bay**



Get in touch

HR

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