



BUSINESS REPORT

Date: **31st January 2026**
Business Reference:**37926**

About the Business:

A-Grade Multi-Let Office & Warehouse Investment | Triple-Net Leases

Anchored by national tenant, Imperial Logistics, supported by a proven and secure lease history. PORTION 16,17,18 & 30 Projected Gross Annual Income: R3,352,583, with all leases structured on triple net terms, ensuring minimal landlord responsibility. This A-grade office and warehouse facility is strategically positioned across four erven, offering a total of 5,720 m² GLA. The property comprises:

- 2 x Office

buildings • 1 x Warehouse • Income-generating parking lot Located within an established logistics and manufacturing hub, the area is underpinned by major industry players including ArcelorMittal, driving sustained regional demand. The property enjoys a strategic position in Duncanville Industrial, with excellent access to key transport routes including the R59 and R42, providing seamless connectivity to the N1, Vereeniging, and Sasolburg.

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Sector: **Property**

Asking Price:

R 27,000,000

Monthly Profit:

R 0

Asset Value:

R 0

Stock Value:

R 0

Yearly Net Profit :

R 0