

# Modulus Park



Cnr. Crownwood and Modulus Roads, Ormonde



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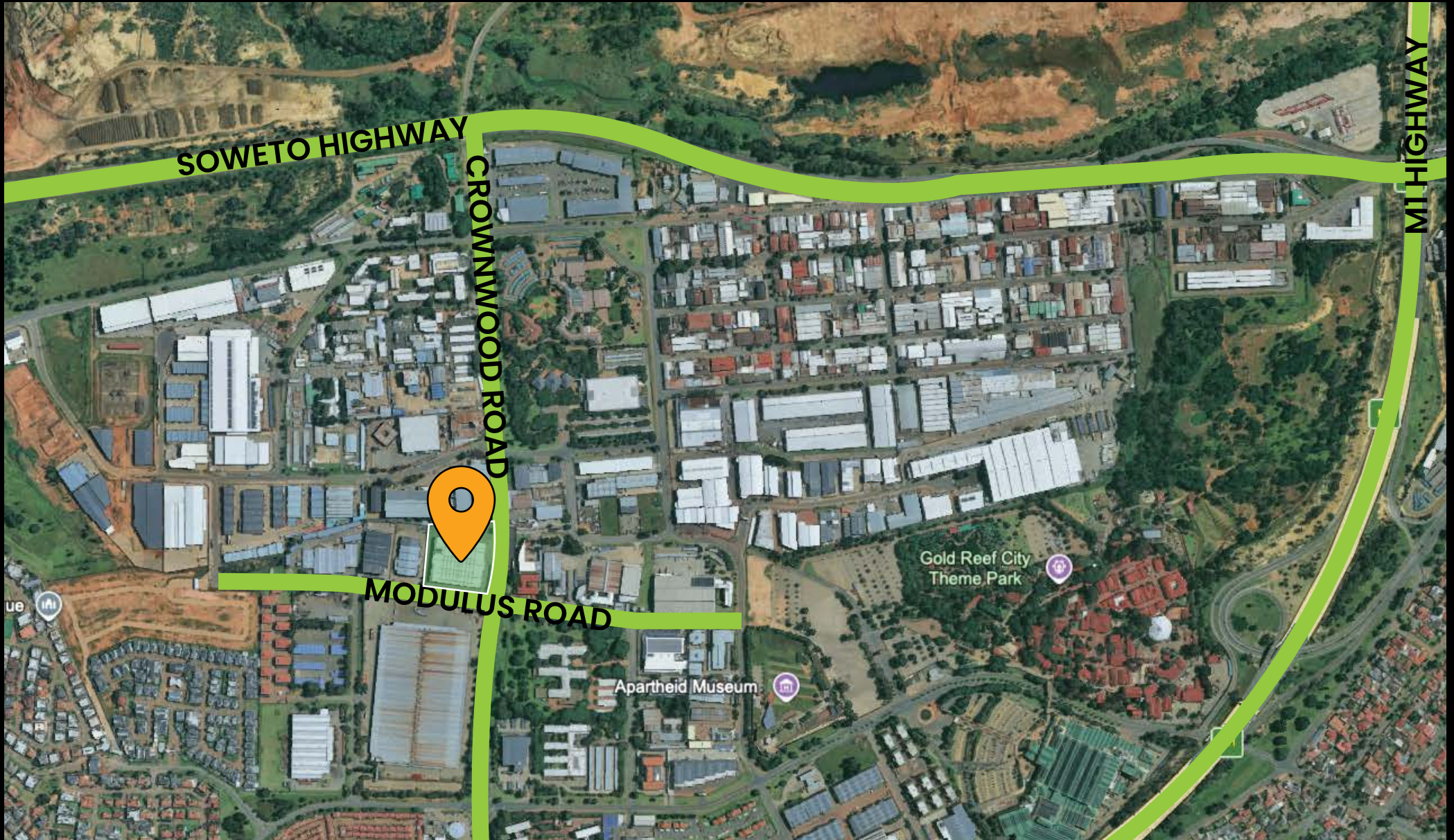


## Secure Multi-Let Industrial Units in Ormonde.

Located within the sought-after industrial node of Ormonde, Modulus Park offers practical and secure multi-let mid-unit industrial warehousing with excellent accessibility to Johannesburg’s major transport routes. Designed to accommodate a variety of industrial and logistics operations, this professionally maintained industrial park combines operational efficiency, accessibility, and flexible truck access within a secure business environment.

### Specifications

|                         |                                         |                        |                                 |
|-------------------------|-----------------------------------------|------------------------|---------------------------------|
| <b>Total GLA:</b>       | <b>8 443m<sup>2</sup></b> (all units)   |                        |                                 |
| • Warehouse             | 5 504m <sup>2</sup>                     |                        |                                 |
| • Offices               | 2 719m <sup>2</sup>                     | <b>Stacking Height</b> | Up to 3m                        |
| <b>Roller Doors</b>     | 1 x on-grade roller per unit            |                        |                                 |
| <b>Loading Bays</b>     | Yes                                     |                        |                                 |
| <b>Truck Access</b>     | Up to Superlink with reticulation space |                        |                                 |
| <b>Yard Space</b>       | Yes                                     |                        |                                 |
| <b>Power Supply</b>     | 163V   25kA 3-phase                     |                        |                                 |
| <b>Fire Protection</b>  | Standard                                |                        |                                 |
| <b>Fibre</b>            | Yes                                     | <b>Frontage</b>        | Yes                             |
| <b>Staff Facilities</b> | Ablutions                               |                        | Modulus Road frontage & signage |
| <b>Parking</b>          | Ample open & shaded bays                |                        |                                 |
| <b>Zoning</b>           | Special                                 |                        |                                 |



**LOCATION**