



IZANDLA  
Property Fund

# 18 Skietlood

## Acquisition Opportunity

### October 2025



# 18 Skietlood



Building / Tenant	Supply Capacity	Current Transformers Installed	HT / LV	Maximum kVa / NMD	Single Phase	Three Phase
18 Skietlood	200A	200/5	LV	138.56	✗	✓

Location	18 Skietlood Street, Isando, Johannesburg
ERF	536 Isando Ext 3
WALE as at Oct 2025 (years)	0.33
Weighted average escalation	0.0%
Occupancy as at Oct 2025	100%
Node	Isando

Financial Summary (1 Oct 2025- 30 Sept 2026)	R	R/m <sup>2</sup> (per month)
Net Rental	686 816	52.00
Gross non contractual *	1 479 296	56.00
Insurance Recoveries	2 805	0.07
Rates & Taxes Recoveries	31 525	0.80
<b>Total gross income</b>	<b>2 200 442</b>	<b>55.53</b>
Insurance Expense	(72 939)	(1.84)
Rates and Taxes Expense	(341 809)	(8.63)
<b>Total Expenses</b>	<b>(414 748)</b>	<b>(10.47)</b>
<b>Total Net Property Income</b>	<b>1 785 694</b>	<b>45.07</b>

## Tenant

Vacant

GLA – 3 302 m<sup>2</sup>

*\*Non-contractual rental at the end of the lease expiry at R56 m<sup>2</sup>*

	Fire sprinklers	Yes
	Eave heights	8 m
	Total roller doors	3
	No. of on grade doors	1
	No. of off grade doors	2
	Superlink reticulation	Possible

## Location



## Overview



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18 Skietlood is located in Isando, an industrial area in the Johannesburg suburb of Kempton Park which is in close proximity to OR Tambo International airport

There is access to public transport (Gautrain, Metrorail trains, bus services and taxis) and the property is easily accessible to major road networks such as the R21, N12 and R24. As well as a power supply of 200Amps 3-phase power available



# Pictures

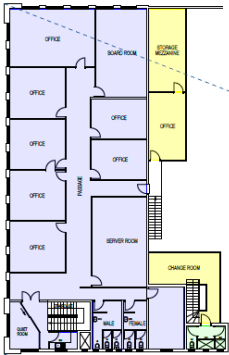


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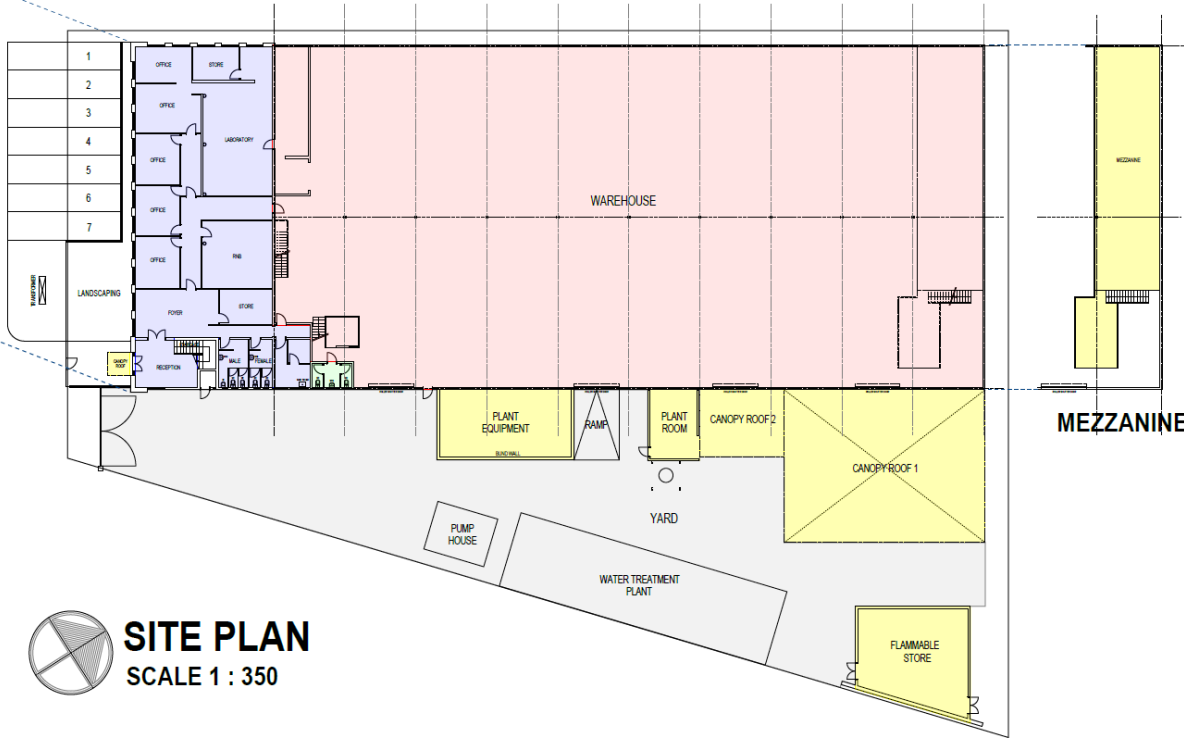
# Site Layout



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FIRST FLOOR  
OFFICES



 **SITE PLAN**  
SCALE 1 : 350

Any enquiries as regards the information in this document should be directed to:

## Contact Information

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