



Marlboro 161

41 14th Street ,Eastgate Gardens Commercial Park
Marlboro, Johannesburg, Gauteng, 2063



PROPERTY PROFILE

Marlboro 161 is a well-positioned industrial and mixed-use property in Marlboro, Sandton. With approximately 981 m² of gross lettable area, the property offers a practical footprint for businesses seeking a secure, accessible base in one of Johannesburg's established industrial nodes. Its location supports convenient access to major commercial areas and arterial routes.

BUILDING FEATURES



STORAGE



EFFECTIVE SIGNAGE



AIR CONDITIONING



FIRE SAFETY



CCTV



24H SECURITY



OFFICE SPACE



SECURE PARKING



VISITOR PARKING

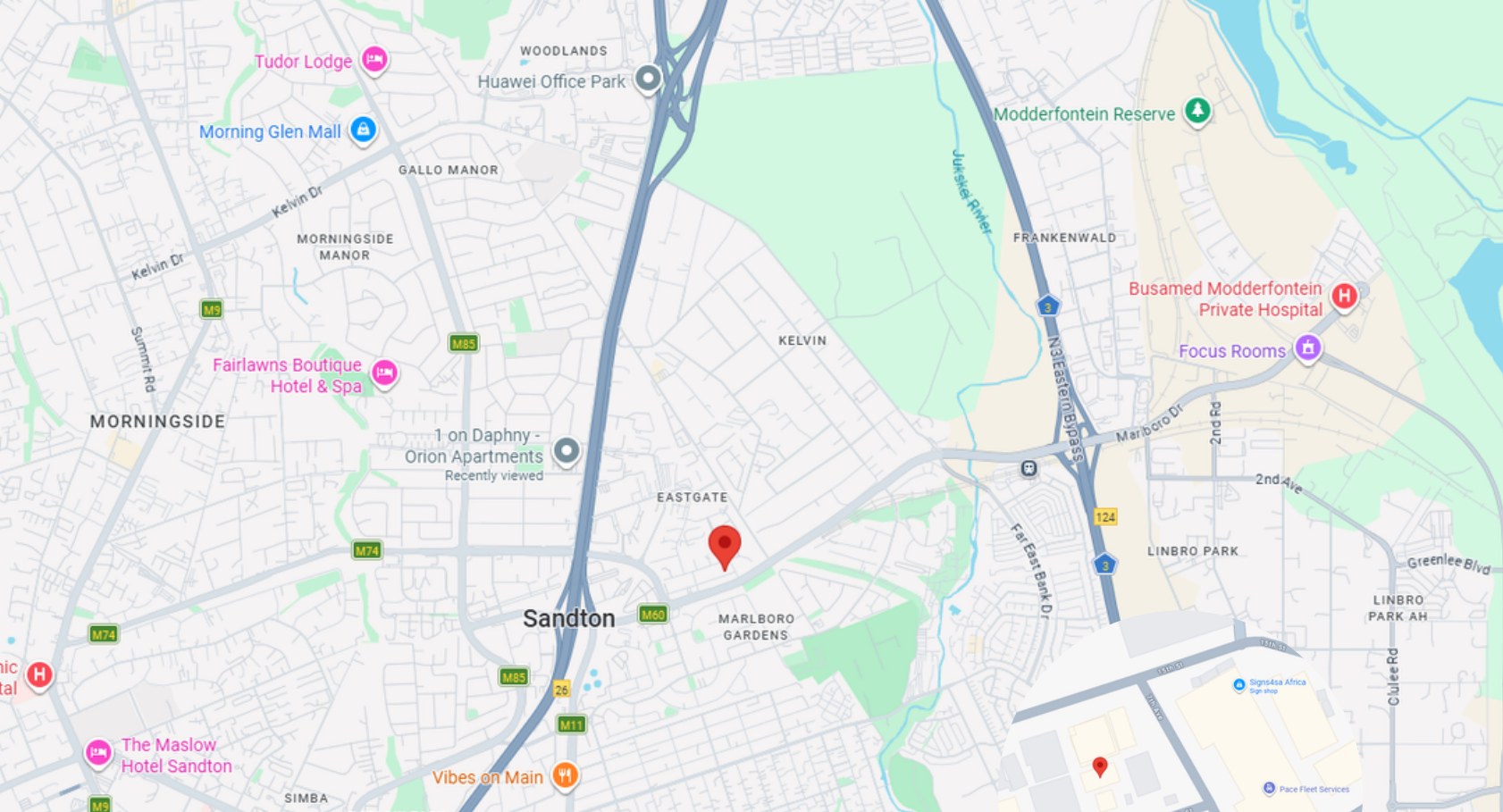


PROXIMITY TO HIGHWAY



AREA PROFILE

Marlboro is an established industrial area in Sandton, home to a broad mix of medium and large businesses. Positioned between Johannesburg's major highway network, including the N3 and M1 corridors, it offers strong connectivity to Sandton and surrounding commercial nodes. Marlboro 161 provides a comparatively compact industrial footprint within a market characterised by larger facilities.



Physical Address

41 14th St Marlboro,Sandton 2063

Erf Description

196161 Marlboro

Usage/Classification

Industrial, mixed use



**ORION
EST.
1990**

**GLA
981 m²**



Orion
REAL ESTATE
It's happening!

**WE OWN PROPERTIES IN 5
PROVINCES**

**GAUTENG
WESTERN CAPE
MPUMALANGA
LIMPOPO
KWA-ZULU NATAL**

**OWNS AND
MANAGES OVER 30
PROPERTIES**



**MIXED PORTFOLIO
OFFICE
INDUSTRIAL
RESIDENTIAL
RETAIL
HOSPITALITY**

LEASING ENQUIRIES

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