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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

26,645m<sup>2</sup> Factory For Sale in Alrode

NEW



Web Ref MPFS26645ALRP



R81,600,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



INVESTMENT PROPERTY! two tenanted freehold properties for sale in Alrode.

Two fully tenanted large warehouses for sale in Alrode with main road exposure and large power supply.

These two tenanted buildings measure approx 19500 m<sup>2</sup> under roof and 7145m<sup>2</sup>.

The larger property has a long standing manufacturing tenant in place, with excellent height to the eaves of approx 8m, over head cranes, and wide open floor space is it an ideal facility with 1500kva power supply.

The second building also has a large 1500kva power supply, excellent height to the eaves of 15m in portion and a large concrete yard for storage and Superlinks access, there is a large receiving / dispatch area with Superlink access and multiple entrances.

Alrode is a well set up manufacturing environment with elements of storage and distribution, It is situated in the heart of Alberton

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
Power Amps 4200

### Exterior

Security Yes  
Covered Parking Bays 20  
Open Parking Bays 50

### Sizes

Floor Size 26,645m<sup>2</sup>  
Land Size 49,800m<sup>2</sup>  
Building Height 17m

### Extras

24 Hour Access 24 Hour Response Above Road Accommodation Alarm System Factory  
Warehouse Safe Galvanised Steel Roofing Guard House Guard Storage Storeroom



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