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

6,578m<sup>2</sup> Factory For Sale in Alrode



Web Ref MPFS6578ALRP



**R18,000,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



10



20

Large stand , Large Power and zoned Industrial 2.

This well sized facility is located in the heart of Alrode measuring approx 6578m<sup>2</sup> under roof seated on a 18 900m<sup>2</sup> stand. This property is conveniently located within 5 min from the N3 highway, R59 highway and major roads. The property has a large 2.35MVA power supply, two entrances and good height to the eaves.

The main factory areas are made up of three buildings, each with good height to the eaves of approx 5-7m in areas. There is a large section with open sides allowing for large vehicles to access the property. There is a separate small warehouse, machine shop, oil tank, and separate office blocks as well. The Property has a large open yard on one side of the property, suitable for truck parking or storage of raw materials.

The property is also zoned Industrial 2, which caters to noxious industries.

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
Power Amps 3200

### Exterior

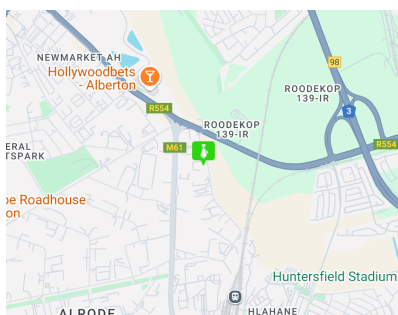
Security Yes  
Covered Parking Bays 10  
Open Parking Bays 20

### Sizes

Floor Size 6,578m<sup>2</sup>  
Land Size 18,900m<sup>2</sup>

### Extras

24 Hour Access 24 Hour Response Alarm System Factory Workshop Workshop Garage



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