



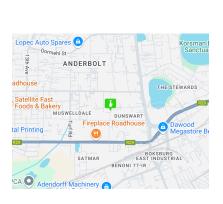
Wayne Churchyard

0817726802 wayne@newpointproperty.co.za

Contact Head Office

## 010 0354431

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













R100,000,000



(a) 100 (b) 0

17,000m<sup>2</sup> Heavy-Duty Factory with 3,200kVA Power on 40,000m<sup>2</sup> Stand – Prime Anderbolt Location

Power up your operations with this exceptional 17,000m2 industrial facility on a vast 40,000m2 stand in sought-after Anderbolt. Designed for serious manufacturing, the factory offers impressive height to the eaves, abundant natural light, multiple roller shutter doors, a robust 3,200kVA power supply, Sasol gas line, and a full sprinkler system—perfectly suited for heavy-duty or large-scale

The 700m² A-grade office block includes a welcoming reception, private offices, boardrooms, kitchenettes, and ample ablutions to support business efficiency. Ideally positioned just off Atlas Road with easy access to the N12 and N17 highways, this property

## **Features**

Zoning Industrial

Interior Air Conditioning Yes Power 3 Phase Yes 50000 Power Amps

Exterior

Covered Parking Bays 100

Sizes

Floor Size Land Size

17.000m<sup>2</sup> 40.000m<sup>2</sup>