



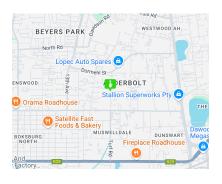
## Wayne Churchyard

0817726802 wayne@newpointproperty.co.za

Contact Head Office

## 010 0354431

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













R28,000,000





## Heavy-Duty 3,500m<sup>2</sup> Industrial Facility with Cranes on 7,441m<sup>2</sup> Stand in Anderbolt

Unlock exceptional industrial capability with this freestanding 3,500m² facility, ideally situated on a spacious 7,441m² stand in Anderbolt. Designed for manufacturing, fabrication, or heavy engineering, the property features multiple on-grade roller shutter doors, impressive eave height, and five overhead cranes (ranging from 5 to 10 tons). A reliable three-phase power supply and excellent natural lighting make it a powerful, productive space.

The office component is equally impressive, offering a professional environment with a welcoming reception, three open-plan offices, a boardroom, canteen, and ample ablution facilities. With super link access and close proximity to the N12 and N17

## **Features**

**Zoning** Industrial

Interior		Exterior		Sizes	
Power 3 Phase	Yes	Covered Parking Bays	6	Floor Size	3,500m <sup>2</sup>
Power Amps	250	Open Parking Bays	8	Land Size	7,441m <sup>2</sup>