



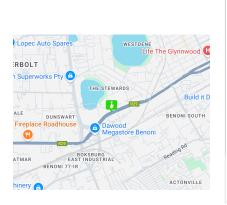
## Wayne Churchyard

0817726802 wayne@newpointproperty.co.za

Contact Head Office

## 010 0354431

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













R40,000,000

Monthly Rates R30,926 Excl. VAT





Massive 4,000m² Industrial Facility for Sale in Anderbolt with 10 Roller Doors & Prime Power Supply

Set on an expansive 20,000m² stand in the bustling Anderbolt industrial hub, this 4,000m² facility offers the perfect blend of size, power, and accessibility. The 3,200m² warehouse boasts excellent height to the eaves, abundant natural light, and ten large ongrade roller shutter doors—ensuring smooth, efficient operations for manufacturing, logistics, or engineering businesses. A reliable three-phase power supply supports heavy-duty equipment with ease.

Complementing the warehouse is an 800m² office component featuring a professional reception area, private offices, boardrooms, kitchenettes, and clean ablution facilities. Positioned just off Atlas Road with direct routes to the N12 and N17 highways, this

## **Features**

Zoning Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	4,000m <sup>2</sup>
Power 3 Phase	Yes			Land Size	20,000m <sup>2</sup>