



**Tyrone Varga**  
Principal Property  
Practitioner  
Registered with PPRA  
(FFC 114 321 7)  
**072 869 3246**

[tyrone@newpointproperty.co.za](mailto:tyrone@newpointproperty.co.za)

Contact Head Office

**010 0354431**

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



Web Ref CL12246



**R10,500,000**

10 10

## Prime 1,350m<sup>2</sup> Industrial Facility in Founders View – Ideal for Logistics & Storage

This immaculate 1,350m<sup>2</sup> industrial property in the sought-after Founders View offers a seamless blend of warehouse efficiency and modern office space. With a spacious paved yard allowing easy access for large vehicles, two expansive roller shutter doors, high ceilings, and abundant natural light, this facility is designed for optimal productivity. A robust three-phase power supply ensures smooth operations for various industrial applications.

The office component features a well-appointed boardroom, private offices, open-plan workspaces, and dedicated kitchen and restroom facilities for office staff. Additional warehouse amenities include separate staff restrooms and ample covered parking. Strategically located just off Modderfontein Road, with quick access to major highways, this secure property also includes a

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

### Exterior

Security	Yes
Covered Parking Bays	10
Open Parking Bays	10

### Sizes

Floor Size	1,350m <sup>2</sup>
Land Size	2,700m <sup>2</sup>

