



**Marcel Carneiro**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 120 075 3)  
**0846932233**

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

Contact Head Office

**010 0354431**

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

1,865m<sup>2</sup> Warehouse For Sale in Sebenza



Web Ref MC1865FSS



**R6,472,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



8



10

1865sqm industrial property for sale as an investment opportunity in Sebenza

This 1865sqm industrial warehouse is available for sale as an investment opportunity and is located in the sought-after industrial node of Sebenza, Edenvale. The property is split into three warehouses of 325sqm, 490sqm and 1050sqm with three tenants. The warehouses have good height to the eaves with excellent natural light throughout the work area and is accessed through large roller shutter doors. There is a small yard area on the side of the property.

Each warehouse has a small office component with male and female ablutions and kitchens. There is three phase power available.

## Features

**Zoning** Industrial

### Interior

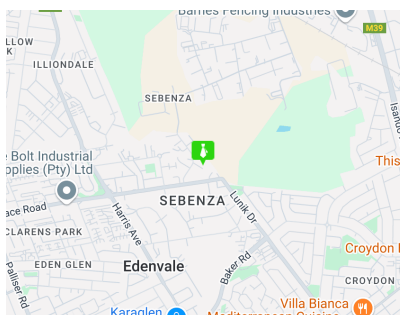
Floor Loading Cap. 1 Tn/m<sup>2</sup>  
Power 3 Phase Yes

### Exterior

Covered Parking Bays 8  
Open Parking Bays 10

### Sizes

Floor Size 1,865m<sup>2</sup>  
Land Size 4,403m<sup>2</sup>  
Building Height 6m



<https://www.newpointproperty.co.za>