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

1,946m<sup>2</sup> Warehouse For Sale in Sebenza

NEW



Web Ref CL14005



**R8,667,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



0



16

## Fully Let 1,946m<sup>2</sup> Industrial Investment Opportunity in Prime Sebenza Location

Secure a steady income stream with this fully tenanted 1,946m<sup>2</sup> industrial property in Sebenza, Edenvale. Comprising eight versatile warehouse units (172m<sup>2</sup>–290m<sup>2</sup>), each with its roller shutter door, the site offers excellent access, good height to eaves, and abundant natural light—ideal for a range of light industrial and service-related businesses.

Every unit features its own office component, ablutions, kitchen facilities, and three-phase power, with some benefiting from extra yard space. Positioned for convenience near the N3, R21, R24, and O.R. Tambo International Airport, this property combines a

## Features

**Zoning** Industrial

### Interior

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

### Exterior

Open Parking Bays 16

### Sizes

Floor Size 1,946m<sup>2</sup>  
Land Size 6,598m<sup>2</sup>  
Building Height 6m



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