



Robin Mulligan Candidate Property Practitioner Registered with PPRA (FFC 121 152 0) 0713556301

robin@newpointproperty.co.za

### Contact Head Office

010 0354431

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





# R2,800,000

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## High-Exposure Industrial Property with Sales Counter in Prime Germiston Location

Set along a busy main road in Delville, Germiston, this recently renovated industrial property offers exceptional visibility and easy access—perfect for businesses aiming to boost their street presence. Positioned near major industrial nodes like Wadeville and Boksburg, it provides a strategic base for efficient operations and customer reach.

The facility includes a spacious warehouse/factory with a large roller door for smooth loading, a dedicated sales counter for walkin clients, and a secure yard with ample parking and outdoor storage. Functional, accessible, and well-located, this property is a standout solution for businesses needing both operational efficiency and customer-facing space. Contact us today to arrange a

#### Features

Zoning Industrial

#### Interior

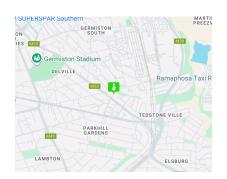
Floor Loading Cap. Air Conditioning Power 3 Phase **Sizes** Floor Size

50 Tn/m<sup>2</sup>

Yes

Yes

1,000m<sup>2</sup>



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