



William Christie
Candidate Property
Practitioner
Registered with PPRA
(FFC 121 152 2)
0740552244

william@newpointproperty.co.za

Contact Head Office

010 0354431

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

2,175m² Factory For Sale in Wadeville



Web Ref WC2175FSWRW



R18,000,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



0



0

Prime Industrial Property in Wadeville with Crane & Long-Term Tenant – Investment with Strong Return

Located on a main road in the heart of Wadeville's industrial hub, this versatile property offers high exposure and seamless truck access, making it an ideal operational base or investment. The well-maintained facility includes a modern office component and a spacious workshop with multiple roller shutter doors and excellent internal height, supported by a 5-ton overhead crane for efficient material handling.

The property boasts a generous yard area for truck turning, loading, and additional storage. It is equipped with 80 amps of three-phase power, suitable for various industrial applications. With direct access to the N17 highway, the location is highly accessible. This property is currently tenanted by a long-term lessee generating a stable monthly rental income of R155,000—offering

Features

Zoning Industrial

Interior

Floor Loading Cap.	5 Tn/m ²
Air Conditioning	Yes
Power 3 Phase	Yes

Exterior

Security Yes

Sizes

Floor Size	2,175m ²
Land Size	7,437m ²
Building Height	8m



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