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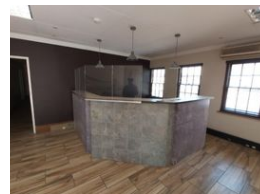
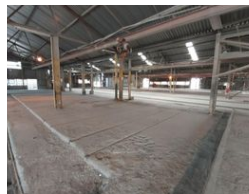
Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

5,700m<sup>2</sup> Factory For Sale in Wadeville

NEW



Web Ref CL13288



R35,000,000

 20  20

## Massive Industrial Powerhouse with Cranes & Yard – Ideal for Heavy-Duty Operations

Take your business to the next level with this expansive industrial facility, ideally located near the N17 highway for unbeatable logistics. Featuring a large-scale factory/workshop area and dedicated office space, the layout is optimized for both high-volume production and efficient administration.

Situated on a vast 39,000m<sup>2</sup> paved yard, the property is built for serious industrial activity, equipped with multiple 2–5 ton cranes and robust 3-phase power. Whether you're in fabrication, warehousing, or heavy-duty manufacturing, this site offers the space,

## Features

### Building Name Zoning

Trident Business Centre  
Industrial

### Interior

Floor Loading Cap. 50 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes

### Exterior

Covered Parking Bays 20  
Open Parking Bays 20

### Sizes

Floor Size 5,700m<sup>2</sup>  
Land Size 38,000m<sup>2</sup>  
Building Height 6m