



## Martin Montgomery

Candidate Property Practitioner  
Registered with PPRA  
(FFC 121 152 3)

0818542055

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

Contact Head Office

010 0354431

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

2,500m<sup>2</sup> Factory For Sale in Wadeville



Web Ref CL13305



R13,500,000



## Prime Industrial Facility Designed for Heavy-Duty Operations

This exceptionally well-maintained industrial property offers a perfect combination of functionality and modern design, ideal for businesses with demanding operational needs. The spacious factory boasts excellent height clearance, three large roller shutter doors, and a powerful 300 amps of three-phase power—ensuring seamless workflow and operational efficiency.

The facility is equipped with three 10-ton overhead cranes, making it perfectly suited for heavy lifting and material handling. Supporting the industrial space are neat and professional office areas, along with clean, well-maintained ablution facilities to ensure a comfortable working environment.

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 5 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 300

### Sizes

Floor Size 2,500m<sup>2</sup>  
Land Size 3,000m<sup>2</sup>  
Building Height 8m



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