



**Martin Montgomery**

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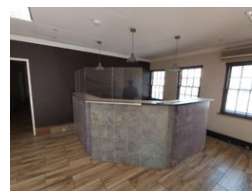
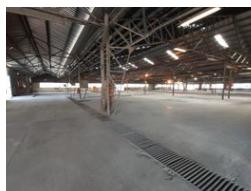
010 0354431

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

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



Web Ref CL13590



R35,000,000



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## Expansive Industrial Facility with Cranes and Prime Highway Access

Positioned just off the N17 highway, this spacious industrial property offers an ideal setup for high-output operations. It features a large factory or workshop area with separate office space, making it perfect for both production and day-to-day management.

Set on a massive 39,000m<sup>2</sup> paved yard, the site is fully equipped for heavy-duty industrial use, including multiple 2–5 ton cranes and powerful 3-phase electricity. Whether you're in manufacturing, fabrication, or large-scale warehousing, this property delivers

## Features

### Building Name Zoning

Trident Business Centre  
Industrial

### Interior

Floor Loading Cap.  
Air Conditioning  
Power 3 Phase

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

### Exterior

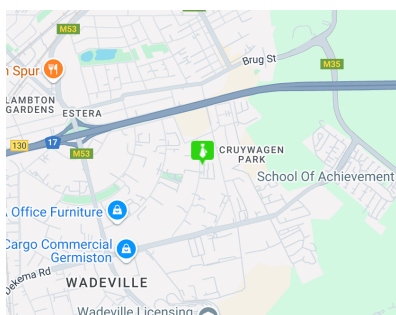
Covered Parking Bays  
Open Parking Bays

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### Sizes

Floor Size  
Land Size  
Building Height

5,700m<sup>2</sup>  
38,000m<sup>2</sup>  
6m



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