



**Jarred Purchase**  
Candidate Property  
Practitioner  
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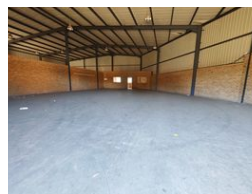
Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

## 700m<sup>2</sup> Warehouse For Sale in Crown

NEW



Web Ref JP700110CL



**R4,000,000**

Monthly Rates R3,800 Excl. VAT



0



30

### Versatile 700m<sup>2</sup> Freestanding Warehouse with Yard For Sale in Crown

This well-maintained 700m<sup>2</sup> freestanding warehouse in Crown is for sale and offers excellent versatility for owner-occupiers or investors. The building is currently divided into two separate units, each with its own on-grade roller shutter door, but can easily be converted into one large open-plan space. With fantastic height to the eaves, great natural light, and three-phase power to each side, it's ideal for a range of industrial uses.

Each unit includes a reception area, office, and neat ablution facilities. At the rear of the property, there's an additional ±160m<sup>2</sup> covered storage or workshop area, plus a spacious paved yard that allows for easy truck access. The property enjoys a prime location just off the M1 and M2 highways, ensuring excellent connectivity and logistics convenience. Contact us today to arrange

### Features

**Zoning** Industrial

#### Interior

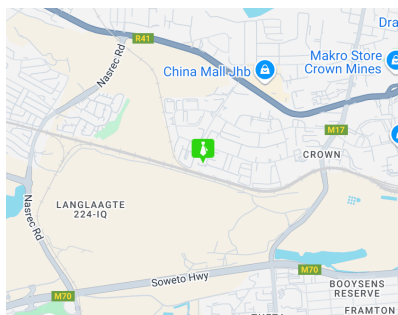
Power 3 Phase Yes  
Power Amps 100

#### Exterior

Security Yes  
Open Parking Bays 30

#### Sizes

Floor Size 700m<sup>2</sup>  
Land Size 1,700m<sup>2</sup>  
Building Height 7m



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