



**Robin Mulligan**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 121 152 0)  
**0713556301**

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

Contact Head Office

010 0354431

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

## Make an Offer

Market value  
**R6,500,000**

Offers from  
**R6,400,000**

Offers for this listing must be made in R20,000 increments



**R6,500,000**

6 10

### High-Powered Freestanding Warehouse in Heriotdale

This well-equipped freestanding warehouse in Heriotdale offers 400 amps of three-phase power with a dedicated supply unaffected by load shedding up to stage 6. Boasting excellent height, natural light, a fully functional spray booth with extraction, and full staff amenities including ablutions, showers, and change rooms, the facility is designed for efficient industrial, manufacturing, or automotive operations. A spacious private yard ensures smooth truck access and easy maneuverability.

The property includes a professional office area with reception, private offices, a boardroom, and staff facilities. Covered and open parking bays provide convenience for both clients and staff. Conveniently located near public transport and offering excellent

### Features

**Zoning** Industrial

#### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	400

#### Exterior

Covered Parking Bays	6
Open Parking Bays	10

#### Sizes

Floor Size	1,500m <sup>2</sup>
Land Size	2,500m <sup>2</sup>
Building Height	6m