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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609

17,061m<sup>2</sup> Industrial Yard For Sale in Chloorkop



Web Ref MC17061FSL



R17,000,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



0



60

## 17,061m<sup>2</sup> Industrial Yard with Concrete Production Facility & Gantry Crane in Sought-After Chloorkop

An exceptional opportunity to own a fully operational industrial site in the thriving Chloorkop node. Spanning 17,061m<sup>2</sup>, this freestanding property includes a concrete manufacturing plant, multiple functional buildings, and a 20-ton gantry crane—perfect for heavy-duty industrial use. Key features include a double-story office block, large and small workshops, staff canteen, ablutions, and a guardhouse. The main workshop is partially enclosed with IBR sheeting, currently housing the concrete product manufacturing operation. The property is fully secured with tall concrete walls and electrified fencing, and benefits from additional income via an MTN tower lease. Power supply includes 150 amps of three-phase electricity and an underground 30,000-litre water tank.

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	150

#### Exterior

Open Parking Bays	60
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#### Sizes

Floor Size	17,061m <sup>2</sup>
Land Size	17,061m <sup>2</sup>
Building Height	6m

