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

3,800m<sup>2</sup> Warehouse For Sale in Spartan



Web Ref MC3800FSS



**R19,000,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R17,970 Excl. VAT



0



20

## Neat 3800sqm freestanding industrial warehouse for sale in Spartan

This Neat 3800 sqm freestanding industrial warehouse is available for sale and is situated within the sought-after industrial node of Spartan. The warehouse has an excellent height to the eaves with great natural light throughout the work area. The building is currently split into two units being 1900sqm each but the wall can be removed to join the units. One side is currently occupied which can be ideal for an owner occupier or someone who only needs half the property or an investor looking for an income generating asset. There are four large roller shutters on either side of the building for receiving and dispatch. Inside the warehouse there are male and female ablutions. The property has three phase power of 500 amps available as well as a sprinkler system inside the warehouse.

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 500

### Exterior

Open Parking Bays 20

### Sizes

Floor Size 3,800m<sup>2</sup>  
Land Size 4,995m<sup>2</sup>  
Building Height 6m



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