



Kobus Louw  
0745422026  
kobus@newpointproperty.co.za

Contact Head Office

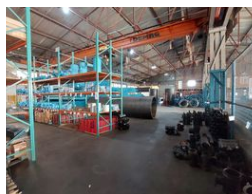
010 0354431

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

3,000m<sup>2</sup> Warehouse For Sale in Clayville



Web Ref CL12719



R17,500,000

15 0

## 3,000m<sup>2</sup> Warehouse in Clayville – Prime Location with Dual Yard Access

This versatile 3,000m<sup>2</sup> warehouse in Clayville offers an ideal logistics solution with seamless access to the N1 and R21 highways via Olifantsfontein Road. Designed for efficiency, the warehouse is well-lit with natural light and powered by 125 amps of three-phase electricity. Two roller shutter doors—a 5-meter front entry and a 4-meter rear access—provide smooth truck flow, ensuring effortless loading and unloading operations.

The office component is thoughtfully designed for productivity, featuring a welcoming reception area, spacious open-plan workspaces, and a boardroom on the ground floor. The upper level offers additional private offices, open-plan areas, and a dedicated file room, catering to administrative needs. Conveniently located bathrooms enhance workplace comfort. Positioned in

## Features

**Zoning** Industrial

### Interior

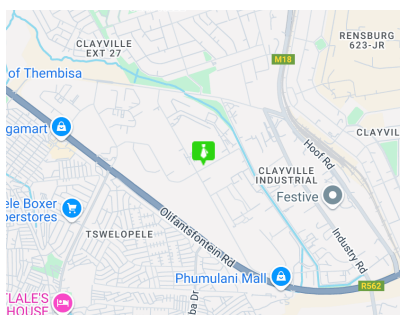
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	125

### Exterior

Security	Yes
Covered Parking Bays	15

### Sizes

Floor Size	3,000m <sup>2</sup>
Land Size	3,500m <sup>2</sup>



<https://www.newpointproperty.co.za>