



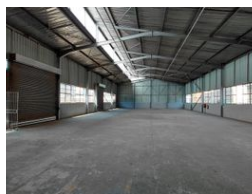
Kobus Louw  
0745422026  
kobus@newpointproperty.co.za

Contact Head Office

010 0354431

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

## 840m<sup>2</sup> Warehouse For Sale in Clayville



R4,800,000



### Secure 840m<sup>2</sup> Warehouse For Sale with Yard and Office Space

Boost your Investment portfolio with this versatile 840m<sup>2</sup> warehouse, designed with an open-plan layout, ample natural light, and a 5-meter roller shutter door for smooth loading and offloading. Equipped with 3-phase power, staff ablutions, and a secure private yard, the space is well-suited for light manufacturing, storage, or distribution operations.

The office section includes a welcoming reception area, a secure safe, and private bathrooms, along with well-maintained upstairs offices ideal for administrative or managerial use. Situated in a secure industrial zone with convenient access to major transport

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase	Yes
Power Amps	150

#### Exterior

Security	Yes
Open Parking Bays	5

#### Sizes

Floor Size	840m <sup>2</sup>
Land Size	8,000m <sup>2</sup>
Building Height	8m

