



Ryan Van Rensburg 0846482022 ryan@newpointproperty.co.za

Contact Head Office

## 010 0354431

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













R6,000,000





## 1991sqm Warehouse FOR SALE in Industria North

Impressive 1,991 sqm of versatile space ideal for various business operations. Equipped with three-phase power, this facility ensures you have the energy capacity needed for machinery and equipment. The property features good height, providing ample vertical space that enhances its usability for storage or manufacturing processes.

In addition to the industrial area, the property includes a well-designed office block on-site, allowing for seamless management of your operations while maintaining a professional image. The office space is functional and comfortable, providing a productive environment for your team. Plus, with a basement level available, you'll benefit from additional storage options or potential expansion space to accommodate your business's growth.

## **Features**

Zoning Industrial

Interior

Floor Loading Cap. 1 Tn/m² Power 3 Phase Yes Sizes

 $\begin{array}{ll} \hbox{Floor Size} & 1,991 m^2 \\ \hbox{Land Size} & 1,621 m^2 \\ \hbox{Building Height} & 6 m \end{array}$