



**William Christie**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 121 152 2)  
**0740552244**

[william@newpointproperty.co.za](mailto:william@newpointproperty.co.za)

Contact Head Office

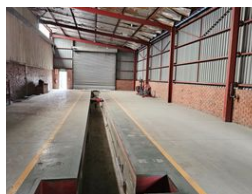
**010 0354431**

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

2,200m<sup>2</sup> Factory To Let in Wadeville



Web Ref WC22004CL



**R150,000 pm**

**Gross Monthly Rental** R150,000 Excl. VAT

**Monthly Rates** R1 Excl. VAT



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## Versatile Industrial Facility with Expansive Yard in Wadeville

Discover unmatched potential with this newly renovated industrial property, ideally located in Wadeville's established industrial zone. Formerly a tire fitment centre, the site features a spacious warehouse, dedicated office space, and a massive 5,500m<sup>2</sup> paved yard—offering ample room for trucks, containers, and large-scale operations.

Designed with flexibility and functionality in mind, the facility includes multiple roller shutter doors for seamless logistics and a brand-new fire detection system for enhanced safety. Whether you're looking to repurpose or expand, this secure, high-access site

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 5 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 300

### Exterior

Security Yes

### Sizes

Floor Size 2,200m<sup>2</sup>  
Land Size 7,500m<sup>2</sup>  
Building Height 7m



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