



**Tyrone Varga**  
Principal Property  
Practitioner  
Registered with PPRA  
(FFC 114 321 7)  
**072 869 3246**

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

Contact Head Office

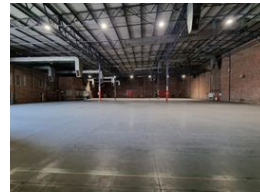
**010 0354431**

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

14,920m<sup>2</sup> Factory To Let in Linbro Park



Web Ref CL12444



**R1,044,400 pm**

**Gross Monthly Rental** R1,044,400 Excl. VAT

20 10

## Power-Packed Industrial Facility in Linbro Park

This exceptional industrial property in Linbro Park offers a spacious warehouse or factory with impressive height, ideal for heavy manufacturing, storage, or distribution. Designed for efficiency, it features multiple roller doors for seamless loading and unloading, an expansive paved yard with a dedicated turning circle for large trucks, and a massive 3,000 amps of three-phase power—perfect for power-intensive operations.

Beyond its industrial capabilities, the property includes immaculate office spaces, covered parking, dedicated ablution facilities, and a staff canteen to support a productive work environment. Located within a secure park with 24-hour surveillance and easy access to the N3 highway and major routes, this prime facility ensures safety, convenience, and superior logistical connectivity.

## Features

**Zoning** Industrial

### Interior

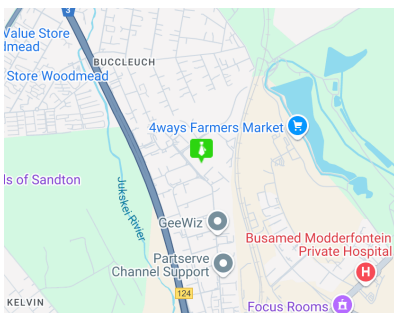
Power 3 Phase	Yes
Power Amps	3000

### Exterior

Security	Yes
Covered Parking Bays	20
Open Parking Bays	10

### Sizes

Floor Size	14,920m <sup>2</sup>
Land Size	24,000m <sup>2</sup>



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