



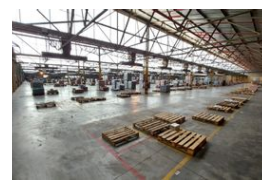
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**R90,000,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT

50 50

## Large factory for sale in Alrode

Lagre 32 132m<sup>2</sup> warehouse for sale in Alrode, this property is well located at the top of Alrode with close proximity to both the R59 and N3 highways. The property is seated on a stand measuring approx 60 000m<sup>2</sup> and has driveway that circles the entire premises allowing for good truck flow for receiving or dispatch. the property is fitted with a full compliant sprinkler system that covers the entire warehouse floor, there are multiple roller shutters at the front of the property both dock leveller and on grade access.

The property has paved yard space in front as well measuring approx 10 000m<sup>2</sup> for vehicle parking or outdoor storage. The property has approx 4m to the eaves, lots of natural lighting and a small office component. There were 3 x 500 KVA transformers on site previously allowing for a large power supply.

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
 Power Amps 800

### Exterior

Security Yes  
 Covered Parking Bays 50  
 Open Parking Bays 50

### Sizes

Floor Size 32,132m<sup>2</sup>  
 Land Size 60,000m<sup>2</sup>