



**Mitchell Pereira**  
 Candidate Property Practitioner  
 Registered with PPRA  
 (FFC 118 481 0)  
 0812348999  
[mitchell@newpointproperty.co.za](mailto:mitchell@newpointproperty.co.za)

Contact Head Office  
 010 0354431

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



Web Ref CL12667



**R22,786,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT

10 50

## Versatile Industrial Property for Sale in Alrode – Fully Tenanted with Expansive Yard

This well-sized industrial property in Alrode presents an exceptional opportunity for both investors and owner-occupiers, offering a versatile setup for warehousing and trucking operations. The property is split into two sections: a self-contained 1,000m<sup>2</sup> warehouse with prime retail frontage, currently leased to a long-standing blue-chip tenant. This unit features a dedicated entrance and fenced yard for privacy and operational efficiency.

The remainder of the property includes a spacious 4,000m<sup>2</sup> truck yard with warehousing, truck maintenance bays, and ample storage areas. The facility is further equipped with two below-ground diesel bowzers and pumps for fleet operations. A large office block at the front, complete with shaded carports, provides a comfortable workspace. With excellent truck access and a strategic

## Features

**Zoning** Industrial

### Interior

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

### Exterior

Security Yes  
 Covered Parking Bays 10  
 Open Parking Bays 50

### Sizes

Floor Size 5,062m<sup>2</sup>  
 Land Size 16,149m<sup>2</sup>  
 Building Height 7m

### Extras

24 Hour Access 24 Hour Response Above Road Alarm System Warehouse Factory Storage East

