



Wayne Churchyard  
0817726802  
wayne@newpointproperty.co.za

Contact Head Office

010 0354431

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

7,236m<sup>2</sup> Warehouse For Sale in Anderbolt



SOLE MANDATE

Web Ref CL12539



R35,000,000



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## Prime Industrial Park Investment – High Yield & Development Potential

**Exclusive Sole Mandate**—This exceptional industrial park spans 22,000m<sup>2</sup> and comprises 20 well-maintained units ranging from 100m<sup>2</sup> to 600m<sup>2</sup>, with minimal vacancies and strong rental returns. Positioned for long-term growth, the expansive land offers significant potential for future development, allowing investors to expand the park and maximize value over time.

Strategically located near major highways and main roads, the property ensures seamless logistics with easy truck access. Each unit features prepaid power and water, ensuring efficient utility management and cost control. With a robust power supply supporting various industrial operations, this is a prime opportunity for investors seeking a stable, high-yield asset. Don't miss out

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes

### Exterior

Security Yes

### Sizes

Floor Size 7,236m<sup>2</sup>  
Land Size 22,470m<sup>2</sup>



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