



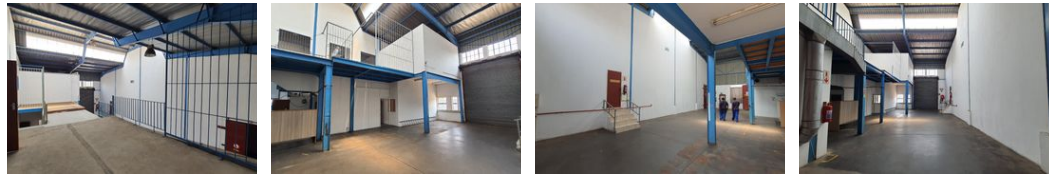
**Marcel Carneiro**  
 Candidate Property Practitioner  
 Registered with PPRA  
 (FFC 120 075 3)  
 0846932233  
[marcel@newpointproperty.co.za](mailto:marcel@newpointproperty.co.za)

Contact Head Office  
 010 0354431

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



Web Ref CL10720



R5,000,000



## 1 000sqm Freestanding Industrial Warehouse in Sebenza, Edenvale

Now available for sale, this well-maintained 1,000m<sup>2</sup> freestanding industrial warehouse is strategically located in Sebenza's highly sought-after industrial area. The warehouse is divided into three distinct units, with two currently leased to tenants. Each unit features impressive eave height, allowing ample natural light to fill the workspaces. Positioned at the front of the building, each unit is equipped with large roller shutter doors for easy access, as well as three-phase power and individual metering systems to ensure operational efficiency and flexibility.

Each unit also includes a double-volume office component, complete with a welcoming reception area, open-plan office space, and well-appointed male and female ablutions, along with a kitchenette. Ample parking is available for both staff and visitors.

## Features

**Zoning** Industrial

**Interior**  
 Power 3 Phase Yes

**Exterior**  
 Covered Parking Bays 6  
 Open Parking Bays 6

**Sizes**  
 Floor Size 1,000m<sup>2</sup>  
 Land Size 1,200m<sup>2</sup>

