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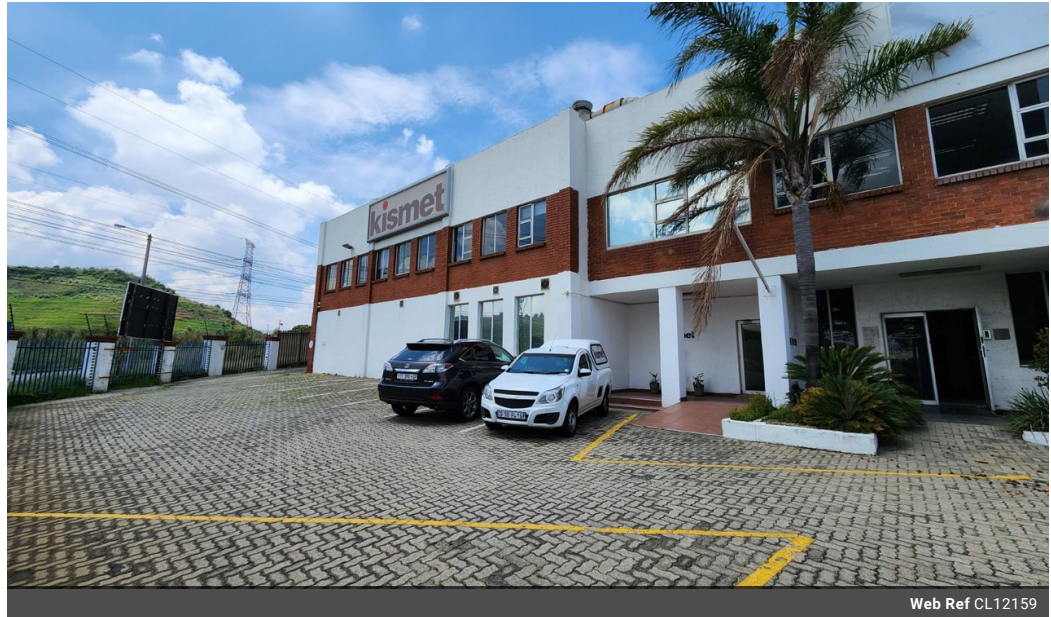
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Contact Head Office

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

2,550m² Warehouse For Sale in Sebenza



Web Ref CL12159



R18,000,000

4 30

Prime 2,550sqm Industrial Warehouse with Tenant Income in Sebenza

Now available for sale, this expansive 2,550sqm industrial warehouse on a 5,565sqm stand offers unmatched main road exposure in the thriving industrial hub of Sebenza. Featuring five large roller shutter doors, impressive eave heights, abundant natural light, and a mezzanine level for additional storage, this facility is designed for maximum efficiency. With 600 amps of three-phase power and a versatile rear yard, the property is ideal for a wide range of industrial operations. Additionally, 1,100sqm is currently leased to a tenant on a five-year contract, providing reliable income through February 2028.

The office component includes a welcoming reception, private offices, a boardroom, and an open-plan workspace, complete with

Features

Zoning Industrial

Interior

Floor Loading Cap.	1 Tn/m ²
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	600

Exterior

Security	Yes
Covered Parking Bays	4
Open Parking Bays	30

Sizes

Floor Size	2,550m ²
Land Size	5,565m ²
Building Height	8m

