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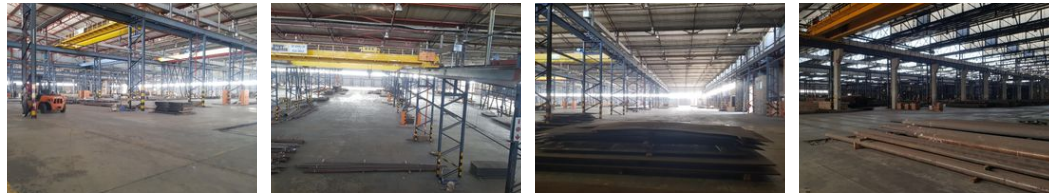
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R105,000,000



## 29 000m<sup>2</sup> Factory in Roodekop

Nestled in the bustling Roodekop vicinity, near Wadeville, stands a robust industrial facility available for lease. This heavy-duty factory boasts numerous strategically positioned roller shutter doors, ensuring seamless accessibility. The well-maintained structure is designed with a plethora of features catering to diverse industrial requirements, including an array of open-plan offices and boardrooms to facilitate a conducive work environment.

Equipped with on-site transformers generating a combined power output of approximately 4MVA, this facility is primed for substantial operational capacity. The manufacturing floor is further enhanced by the presence of several cranes, spanning loading capabilities from 5 to 25 tons. Situated at a corner location with two distinct road entrances, the building is exceptionally

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	4000

### Sizes

Floor Size	29,000m <sup>2</sup>
Building Height	8m

