



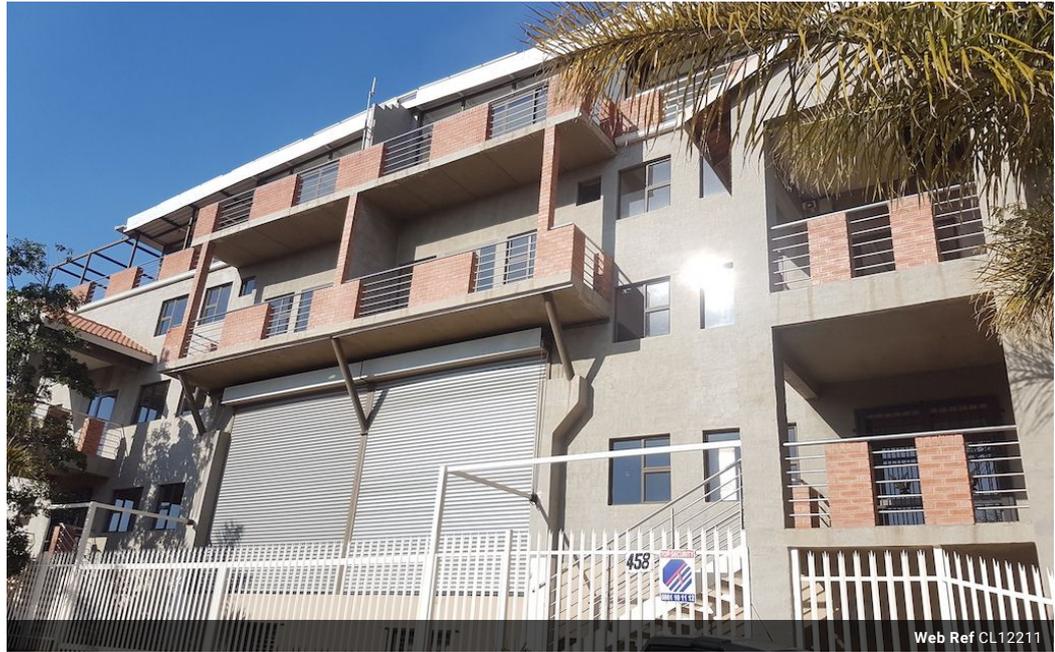
Brandon Whitehead
 Candidate Property Practitioner
 Registered with PPRA
 (FFC 121 151 9)
 0817743977

brandon@newpointproperty.co.za

Contact Head Office

010 0354431

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



Web Ref CL12211



R30,000,000



Premium 3 200m² Industrial Facility with Dual-Tenancy Potential

This state-of-the-art 3 200m² property is designed for maximum efficiency and adaptability, making it ideal for a wide range of industrial applications. The building is split into two mirrored halves, each featuring an 8-meter roof height, a 125-amp power supply (upgradeable to 600 amps), and provisions for two 10-ton crane installations. A mezzanine level and four roller shutter doors—two providing street access and two leading to a spacious rear yard—enhance the property's operational flow.

The lower-level factory includes multiple storage units and ample three-phase power points, while the expansive yard ensures seamless logistics. Additional features include 60,000-liter JoJo tanks with a high-grade filtration system for a continuous supply

Features

Building Name	Flower Close		
Zoning	Industrial		
Interior		Sizes	
Air Conditioning	Yes	Floor Size	3,200m ²
Power 3 Phase	Yes	Building Height	8m
Power Amps	125		

