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Web Ref 750FSWV2



R4,500,000



## 750m<sup>2</sup> Industrial Factory for sale in Wadeville

Charming and well-secured industrial factory available for lease in the thriving area of Wadeville. Boasting an array of impressive features, this property offers a substantial 700 amps of three-phase power, along with the convenience of a small crane boasting a lifting capacity of 2.5 tons. Access in and out of the premises is effortlessly facilitated by two generously sized roller doors.

The property's rectangular layout lends itself perfectly to businesses with extensive production lines, making it an ideal choice for engineering and fabrication operations. While there are currently no administrative offices in place, the flexible layout allows for easy installation using drywall. The property is equipped with staff ablution facilities, including showers, ensuring convenience for

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 10 Tn/m<sup>2</sup>  
 Power 3 Phase Yes  
 Power Amps 450

### Sizes

Floor Size 750m<sup>2</sup>  
 Land Size 1,800m<sup>2</sup>  
 Building Height 6m