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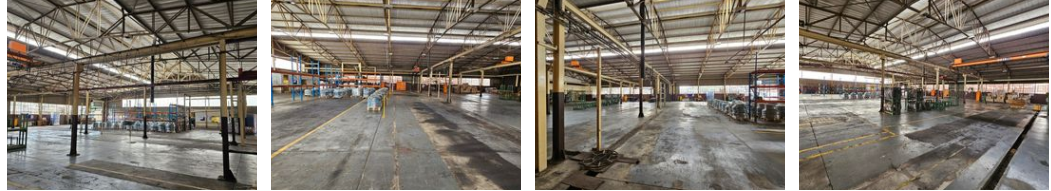
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 1 Van Riebeeck Avenue  
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 1609



Web Ref CL11014



R9,500,000



## 1 800m<sup>2</sup> Factory in Wadeville, Germiston

A clean and meticulously maintained industrial factory is now available for lease in the thriving industrial hub of Wadeville, Germiston. This versatile property is equipped with a robust 400-amp electrical supply, making it suitable for a variety of industrial activities, from heavy engineering to plastic molding. The factory's setup is ideal for businesses requiring high-powered equipment and efficient operations.

Access is seamless, with two spacious roller doors designed to accommodate large trucks, ensuring smooth logistics and transport flow. The interior features a substantial office component, perfect for housing a sizable administrative team. For added convenience, ample covered staff parking is available just outside the building. Additionally, the property is equipped with multiple

## Features

<b>Building Name</b>	Unit 1 Haring Park		
<b>Zoning</b>	Industrial		
<b>Interior</b>		<b>Sizes</b>	
Floor Loading Cap.	10 Tn/m <sup>2</sup>	Floor Size	1,800m <sup>2</sup>
Power 3 Phase	Yes	Land Size	2,500m <sup>2</sup>
Power Amps	450	Building Height	6m

