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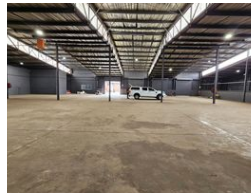
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Web Ref CL12297



R22,000,000



## Versatile Industrial Property with Large Yard in Wadeville

This newly renovated industrial property in the sought-after Wadeville area is now available for lease. Originally designed as a tire fitment center, the space offers flexibility for various business operations. Tenants in the fitment industry can benefit from included equipment, while others can adapt the well-maintained warehouse and office components to suit their needs. The property features a spacious 5,500m<sup>2</sup> paved yard, providing ample space for storage, vehicle movement, and logistics.

With multiple roller shutter doors ensuring seamless truck access, this facility is designed for efficiency. A modern fire detection system enhances safety, while the property's strategic location allows for easy connectivity to key transport routes. Whether you're

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 5 Tn/m<sup>2</sup>  
 Power 3 Phase Yes  
 Power Amps 300

### Exterior

Security Yes

### Sizes

Floor Size 3,000m<sup>2</sup>  
 Land Size 7,500m<sup>2</sup>  
 Building Height 7m

