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 1 Van Riebeeck Avenue  
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Web Ref CL12250



R4,300,000

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### Exceptional Free-Standing Industrial Property for Sale in Secure Location

Seize the opportunity to own this impeccably maintained, free-standing building in a secure area with 24-hour security. Perfectly situated with easy access to major highways, shopping centers, and transportation, this property offers both strategic location and operational efficiency. The factory area features high ceilings, abundant natural light, and reliable 3-phase power, while two large roller shutter doors and two 2-ton overhead cranes enhance operational flexibility.

Designed with staff welfare in mind, the property includes clean ablution facilities with toilets and showers in the factory area, as well as modern office space with male and female ablutions and a dedicated kitchen. This turnkey property is in excellent

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
 Power Amps 200

**Exterior**

Security Yes  
 Open Parking Bays 4

**Sizes**

Floor Size 650m<sup>2</sup>  
 Land Size 700m<sup>2</sup>  
 Building Height 6m

