# NEWPOINT PROPERTY GROUP



#### Robin Mulligan

Candidate Property Practitioner Registered with PPRA (FFC 121 152 0) 0713556301

robin@newpointproperty.co.za

Contact Head Office

### 010 0354431

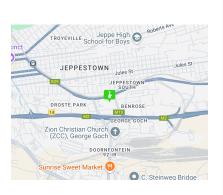
Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone 1609

# Make an Offer

Market value R13,000,000

Offers from R12,800,000

Offers for this listing must be made in R20,000













# R13,000,000





## Prime 3,000m<sup>2</sup> Freestanding Warehouse for Sale in Benrose

Unlock the potential of this 3,000m² freestanding warehouse, located within a secure, access-controlled industrial park in Benrose. With 24-hour security and excellent truck access for large vehicles, the property also features its own private yard for added convenience. The warehouse offers impressive height, abundant natural light, and a robust three-phase power supply. Six roller shutter doors—two with dock levelers and four on-grade—ensure seamless loading and distribution. Two mezzanine levels provide additional storage space, enhancing operational efficiency.

The office component is neat and functional, featuring a welcoming reception area with a guest toilet and a sales counter. An upstairs office overlooks the warehouse floor and includes a kitchenette for staff convenience. Outside, a lockable 200m² storage

#### **Features**

Zoning Industrial

Interior		Exterior		Sizes	
Power 3 Phase	Yes	Security	Yes	Floor Size	3,000m <sup>2</sup>
Power Amps	150	Open Parking Bays	20	Land Size Building Height	4,500m² 8m