



Jarred Purchase
 Candidate Property Practitioner
 Registered with PPRA
 (FFC 118 480 9)
 0763465458

jarred@newpointproperty.co.za

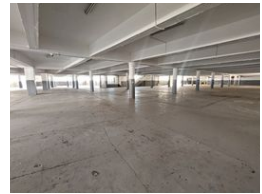
Contact Head Office

010 0354431

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



Web Ref CL12210



R12,499,000

Monthly Rates R5,000 Excl. VAT

60 50

Versatile 5,500m² Multi-Level Warehouse with Prime Main Road Exposure

This immaculate 5,500m² warehouse in Ophirton, Booysens, is now available for sale, offering a unique multi-level design with direct ramp access and a goods lift to all three floors. Set on a generous 6,309m² stand with 3,000m² of yard space, the property is ideal for businesses requiring efficient storage, distribution, or workshop facilities. Each open-plan level features excellent height, ample natural light, and a robust three-phase power supply, ensuring seamless operations. Well-maintained male and female ablution facilities are available throughout the building.

The property also boasts a spacious and well-appointed office component, including a customer-facing sales counter, a separate reception area, multiple open-plan and private offices, boardrooms, and even a dedicated bar/entertainment area. Positioned on

Features

Zoning Industrial

Interior

| | |
|------------------|-----|
| Air Conditioning | Yes |
| Power 3 Phase | Yes |
| Power Amps | 500 |

Exterior

| | |
|----------------------|----|
| Covered Parking Bays | 40 |
| Basement Parkings | 20 |
| Open Parking Bays | 50 |

Sizes

| | |
|-----------------|---------------------|
| Floor Size | 5,500m ² |
| Land Size | 6,309m ² |
| Building Height | 9m |

