



**Jarred Purchase**

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Web Ref CL12377



R7,700,000

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Immaculate 3,012m<sup>2</sup> Food-Grade Facility for Sale or Lease in Ophirton

Unlock the potential of this versatile 3,012m<sup>2</sup> food-grade facility in Ophirton, perfectly suited for food manufacturing or a range of industrial operations. Spanning three floors, the property offers four roller shutter doors—three at ground level and one leading to a first-floor loading bay via a private yard. A 1,000kg goods lift services all floors, ensuring smooth logistics and efficient workflow throughout the building.

With a powerful 400-amp three-phase power supply, the facility supports demanding industrial processes. Each floor offers generous height, abundant natural light, and a practical layout. Additional features include male and female ablutions, a canteen, a kitchen, and extra storage on the top floor. Available for sale or lease, this exceptional property is an ideal choice for businesses

Features

**Zoning** Industrial

**Interior**  
Power 3 Phase Yes  
Power Amps 400

**Exterior**  
Open Parking Bays 20

**Sizes**  
Floor Size 3,012m<sup>2</sup>  
Land Size 3,070m<sup>2</sup>  
Building Height 10m

