



**Jarred Purchase**

Candidate Property Practitioner  
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Web Ref CL12626



R7,000,000

Monthly Rates R4,500 Excl. VAT

8 10

Versatile 2,300m<sup>2</sup> Industrial Warehouse Investment in Ophirton

This exceptionally neat and well-maintained 2,300m<sup>2</sup> warehouse in Ophirton is a prime opportunity for investors or owner-occupiers. Strategically positioned just off Booyensens Road, the property is divided into three separate warehouse units, each with its roller shutter door and entrance, offering flexibility for leasing or multi-use operations.

- Unit 1 (1,300m<sup>2</sup>): High ceilings, large on-grade roller door, 300 kVA power, bright workspace, and a fully equipped office area with a reception, boardroom, strong room, and staff amenities.
- Unit 2 (450m<sup>2</sup>) & Unit 3 (550m<sup>2</sup>): Both offer great height, natural lighting, three-phase power, and dedicated office components with restrooms and kitchens.
- Additional Features: Prepaid meters for easy management and optional spray booths in Unit 1.

Features

Zoning Industrial

Interior

Power 3 Phase Yes  
Power Amps 450

Exterior

Covered Parking Bays 8  
Open Parking Bays 10

Sizes

Floor Size 2,300m<sup>2</sup>  
Land Size 2,700m<sup>2</sup>  
Building Height 6m

