



**Martin Montgomery**  
 Candidate Property Practitioner  
 Registered with PPRA (FFC 121 152 3)  
 0818542055

[martin@newpointproperty.co.za](mailto:martin@newpointproperty.co.za)

Contact Head Office

010 0354431

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

## Make an Offer

Market value  
**R16,000,000**

Offers from  
**R16,000,000**

Offers for this listing must be made in R50,000 increments



Web Ref CL12798



**R16,000,000**

8 6

## Modern Solar-Powered Warehouse in Northlands Business Park – Prime Location & Visibility

Position your business for success with this 1,984m<sup>2</sup> high-performance warehouse on a 2,387m<sup>2</sup> stand in the sought-after Northlands Business Park. Designed for efficiency, the facility boasts a large roller shutter door, dock leveler, high ceilings, and 100 amps of three-phase power—perfect for warehousing, light manufacturing, or logistics operations.

Adding exceptional value, the property includes a sleek office component and a cutting-edge solar power system with a 30kVA inverter, 32kW battery storage, and 25kW solar panels—offering reduced energy costs and improved sustainability. With excellent exposure, secure access, and a future-focused infrastructure, this is an opportunity you don't want to miss. Contact us today to

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

### Exterior

Security	Yes
Covered Parking Bays	8
Open Parking Bays	6

### Sizes

Floor Size	1,984m <sup>2</sup>
Land Size	2,387m <sup>2</sup>
Building Height	8m

