



**Ethan Willett**  
 0844752021  
 ethan.w@newpointproperty.co.za

Contact Head Office  
 010 0354431

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



Web Ref CL12674



R78,000,000



### Prime 7,800m<sup>2</sup> Industrial Facility in Strijdompark – Exceptional Investment Opportunity

This free-standing industrial property in Strijdompark, Randburg, offers an expansive 10,320m<sup>2</sup> stand with 7,800m<sup>2</sup> under roof, making it ideal for a wide range of industrial and commercial operations. The warehouse features excellent height and five roller shutter doors for seamless access, ensuring smooth workflow and logistics. A well-designed showroom and two floors of office space provide a professional setting for business operations, while six bathrooms throughout the facility add convenience for staff and visitors.

Equipped with 250 amps of three-phase power, this property is designed to support various industrial applications. Strategically positioned near the N1 highway, it offers excellent accessibility and exposure, making it a prime choice for businesses looking to

### Features

**Zoning** Industrial

#### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

#### Exterior

Security Yes

#### Sizes

Floor Size	7,800m <sup>2</sup>
Land Size	10,320m <sup>2</sup>

#### Extras

24 Hour Access 24 Hour Response Air Conditioning Unit Alarm System Guest Toilet Separate Toilet

