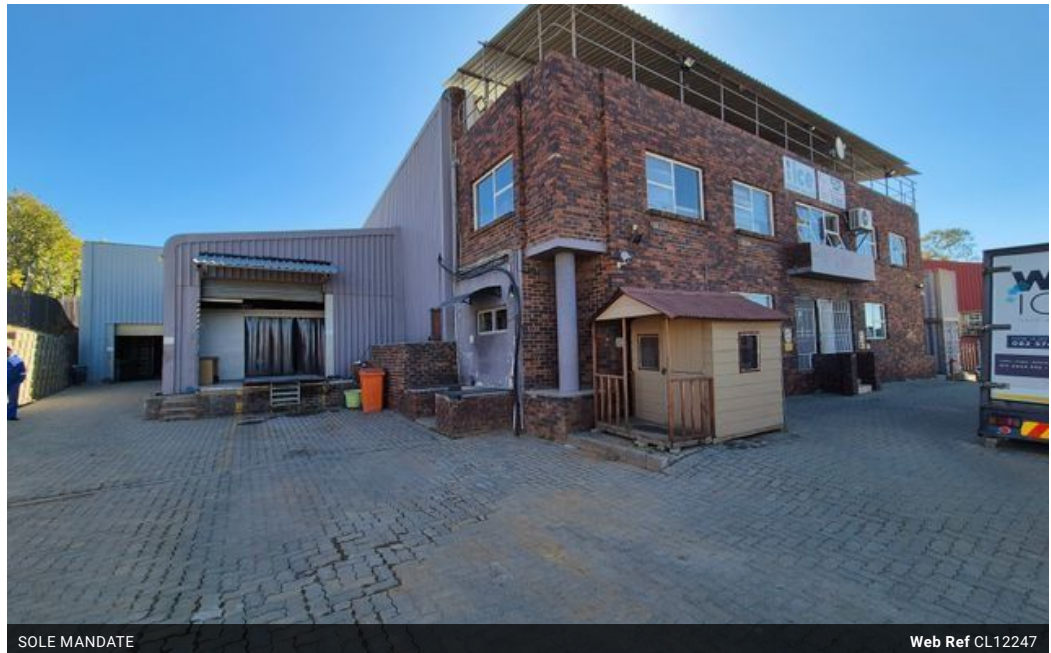




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SOLE MANDATE

Web Ref CL12247



POA

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SOLE MANDATE – Versatile Industrial Property in Eastgate Extension/Marlboro

This free-standing industrial property, available to buy, is perfectly positioned in the sought-after Eastgate Extension/Marlboro area. Featuring a well-designed warehouse with excellent height, abundant natural light, and a robust 200-amp three-phase power supply, this space is ideal for a variety of business operations. A key feature is the 370m² cold room, which can either remain or be removed based on your requirements. Dual roller shutter doors provide easy access to the warehouse, leading into a small paved yard designed for efficient truck loading and offloading.

Complementing the warehouse is a neat and functional 336m² office space, complete with staff ablutions and a canteen for a comfortable working environment. Strategically located between the N3 and M1 highways, this property offers unparalleled access

Features

Zoning Industrial

Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	200

Exterior

Open Parking Bays	8
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Sizes

Floor Size	1,165m ²
Land Size	1,706m ²

