

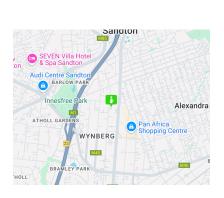


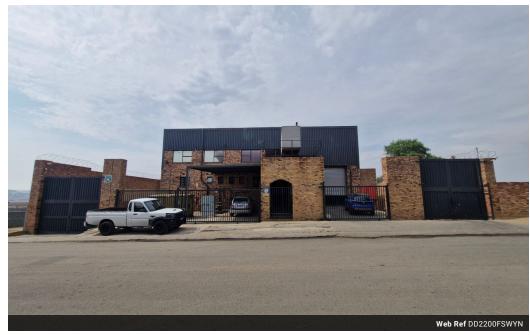
Dane Davids 0844782022 dane@newpointproperty.co.za

Contact Head Office

## 010 0354431

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













R6,500,000





## Standalone Industrial Factory & Warehouse for Sale in Marlboro, Sandton

Discover this versatile standalone industrial property in the heart of Marlboro, Sandton. Perfectly suited for manufacturing, storage, or distribution, the facility boasts a spacious warehouse with excellent height, abundant natural light, and large roller shutter doors for seamless truck access and efficient operations. With a reliable three-phase power supply, this adaptable factory floor meets the needs of a wide range of industrial businesses.

Complementing the warehouse, the property features well-maintained office spaces with air conditioning, meeting rooms, staff amenities, and ample parking. Strategically located with easy access to the M1 and N3 highways, it ensures swift connectivity to Johannesburg's key business hubs. This property offers a prime opportunity for businesses seeking functionality and convenience

## **Features**

Zoning Industrial Interior Exterior Sizes Floor Loading Cap. 10 Tn/m<sup>2</sup> Security Yes Floor Size 2,200m<sup>2</sup> Air Conditioning Yes Land Size 1,500m<sup>2</sup> Power 3 Phase Yes **Building Height** Power Amps 200