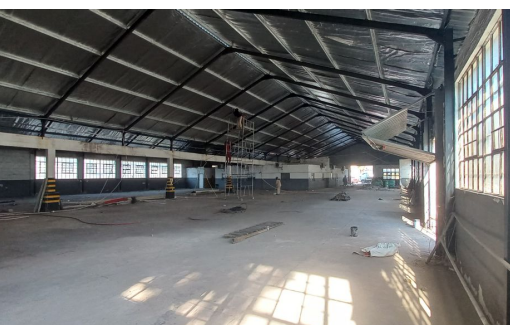


PRICE REDUCED



Land Size	2600m <sup>2</sup>
Floor Size	1500m <sup>2</sup>
Zoning	Industrial
Building Grade	B
Truck Access	Single Trailer
Open Parking Bays	8
Power 3 Phase	Yes

**R11,200,000**

## Large warehouse with brand new steel roof and good power

The building has just had a new steel roof put on. As well as many other upgrades. There used to be two adjacent warehouses which have been combined giving 2 excellent open spaces with only pillars spaced down the middle. With a big exclusive use hard yard, this unit is situated in the centre of New Germany. Link access is no problem. The current tenant has a 2 year lease making it a great investment opportunity

**Geoff Pereira**

Agent

+2771 699 6151

geoff@maxprop.solutions



**MAX  
PROP**

www.maxprop.co.za

WEB REF: CL2070