

# Industrial 3 property with warehousing plus bulk for development (5400000 R)



Location **Gauteng, Vereeniging**  
<https://www.freedasz.co.za/x-234180-z>

The property is situated in a predominantly agricultural area with many smallholdings converted to business premises most with industrial zoning - in Valley Settlements, close to Meyerton .

The property is situated with frontage to Tilliet St, which is a sand road just off Kalksteen Rd and access is also gained off Springbok. The property is completely walled and stands on 2.0234Ha. The property has easy access to major routes including the R59 main Johannesburg / Vdbpark highway.

The property comprises of the following:

Warehouse 1 (3yrs old - excellent condition) - 520m<sup>2</sup>. IBR roof / IBR walls with brick half height (currently divided into 340m<sup>2</sup> with 25m<sup>2</sup> office and 180m<sup>2</sup> with 25m<sup>2</sup> office)

This structure is approx. 3yrs old and has a 4m roll-up door at either end.

Warehouse 2 (3yrs old - excellent condition) - 873m<sup>2</sup>. IBR roof / IBR walls with brick half height (currently divided into 118m<sup>2</sup> / 560m<sup>2</sup> with 50m<sup>2</sup> office and 4m roll-up door / 195m<sup>2</sup> with 3m roll-up door)

Covered barn structure - 50m<sup>2</sup> with power floated concrete base. Open to all sides with IBR roof.

3 bedroomed house - 220m<sup>2</sup>. Brick built with Marley tile roof - with kitchen, open plan lounge / dining room, family bathroom and covered stoep with built-in braai. This structure could be utilised for offices if required.

There are several smaller outbuildings and stores.

A large portion of vacant ground is currently let out to workers who process mineral rich soil.

Current 125kVa power avail - with assurance from Eskom that 600kVa or more is available.

NOTE: There is bulk available and, with a 3 storey height allowance, this would make an ideal small Industrial park / storage unit facility.



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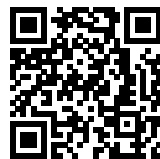
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