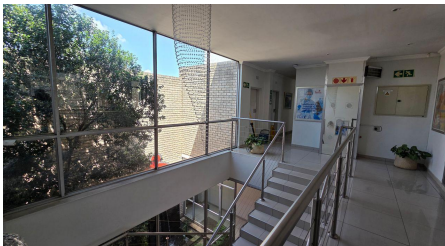




**Johannesburg, Gauteng**

**Freestanding Warehouse for sale in Selby**



Freestanding investment opportunity in Selby, Johannesburg. This warehouse offers excellent stanching height within a clearspan floor allowing for multi-functional useage. Large electric rollershutter door providing on-grade access (Note: there is no dock-leveller or loading bay). Property has 3phase 400amps to the breaker, however the allocation to the feeding sub-station measures 475amps. Modern glass facade office component is made up of two levels and has been tastefully fitted to accommodate and suit corporate occupiers. The office space itself is split between individual use offices, open plan spaces, and multiple boardrooms/meeting rooms. Property also has a full solar system which is made up of 16 Pannels, 12K 3Phase Hybrid inverter and 3 back up batteries. Easy access to major arterial routes and easy access directly onto the M1/M2 highway via the Booyensens Road offramp.

**DISCLAIMER:**  
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**R9,800,000**  
excl. VAT & Utilities

**FEATURES**

Building Size (m <sup>2</sup> )	2,071
Land Size (m <sup>2</sup> )	2,521
Title	Freehold
Zoning	Industrial
Security	No
Open Parkings	14
Covered Parkings	8
Floor Load Capacity	
Power 3 Phase	Yes
Power Amps	400
Air Conditioning	Yes

**WEB REFERENCE NO.**  
**COM30201**

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for more information about this property



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