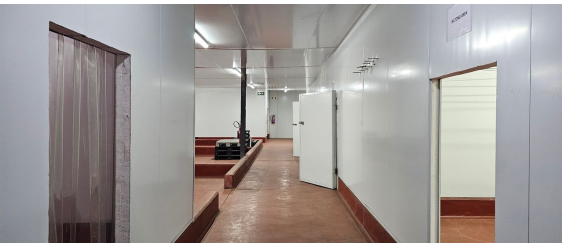




**Alberton, Gauteng**

**COLD STORAGE WITH A RENTAL INCOME FROM HALF OF THE BUILDING AVAILABLE IN ALRODE**



This property is an incredible opportunity for both investors or owner occupiers. The property is well equipped, with a total GLA of 2 500m<sup>2</sup>, on a 5 000m<sup>2</sup> stand. 1 250m<sup>2</sup> is currently Tenanted until December 2028, receiving a great rental income. It is equipped with high roofs and multiple roller-shutter doors for access. There is a 1 250m<sup>2</sup> section which is equipped for Cold-Storage, including epoxy floors, drainage, 2 freezer rooms and general cold-storage areas. For more information, please contact Hylton Atkinson

Price excludes VAT and Utilities. Alrode is close to Newmarket and is a heavy industrial hub that is accessible via the N3 and R59 Highways. Wadeville is in close proximity. The area has good power supply that is competitively priced. Close to all amenities including the New Market Shopping Mall, Union Hospital, Meyersdal, Brackenhurst and Brakendowns all within a 5 minute drive.

**R13,500,000**  
excl. VAT & Utilities

**FEATURES**

Building Size (m <sup>2</sup> )	2500
Land Size (m <sup>2</sup> )	5000
Building Height (m)	8
Zoning	Industrial
Security	No
Open Parkings	5
Covered Parkings	13
Floor Load Capacity	
Power 3 Phase	Yes
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM20791**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



**CONTACT**  
**HYLTON ATKINSON**

☎ 079 272 7030 / (010) 3006441

✉ [hylton@3cubeproperty.co.za](mailto:hylton@3cubeproperty.co.za)