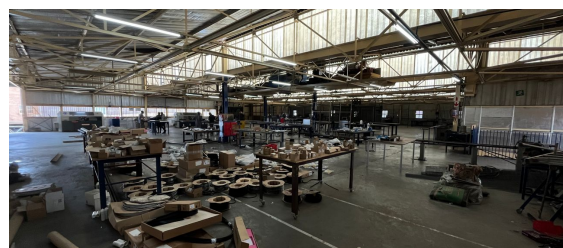
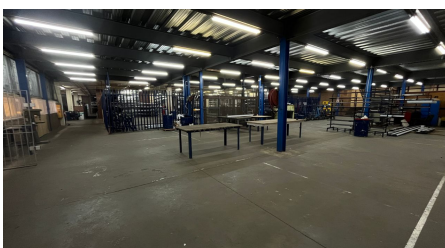
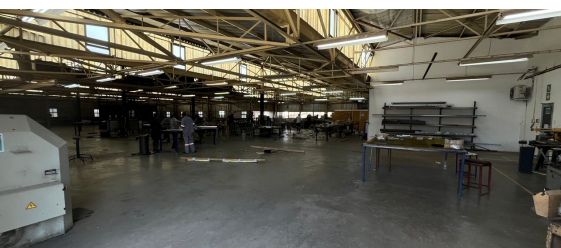
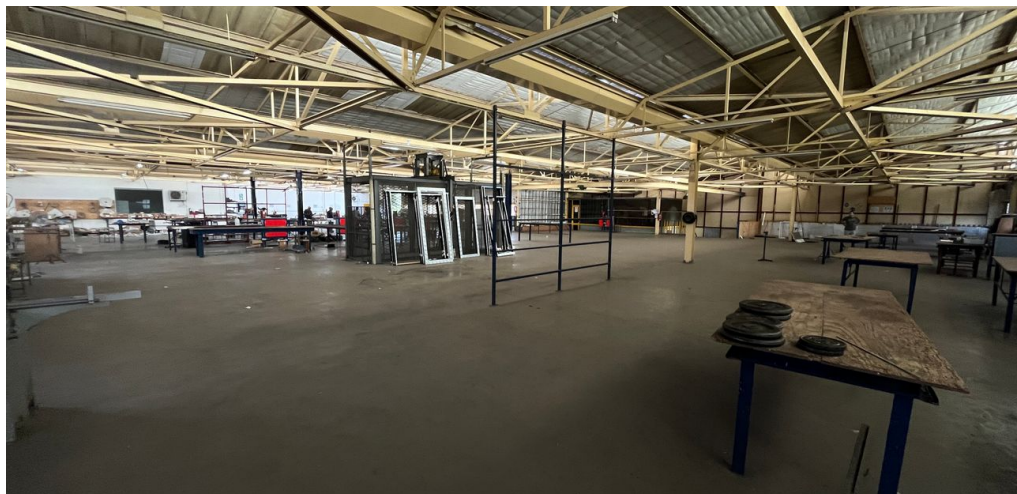




**Centurion, Gauteng**  
**Premium Industrial Property for Sale**



The property spans 5,764 sqm with a usable undercover floor area of approximately 4,300 sqm, comprising two main buildings: Building A offers around 1,700 sqm of factory and office space, while Building B includes a ground floor of 1,700 sqm and a first floor of equal size, capable of supporting up to 400kg per sqm. Office space accounts for about 25% of the total covered area. Meticulously maintained and immaculate, the property features double-glazed windows, rust-free trusses, and a roof fully refurbished five years ago. A 500 kVA generator is included, and the price excludes VAT, with the seller being VAT registered.

**R29,000,000**  
excl. VAT & Utilities

**FEATURES**

Building Size (m <sup>2</sup> )	5400
Land Size (m <sup>2</sup> )	5764
Zoning	Industrial
Security	No
Power 3 Phase	No
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM21997**

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



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