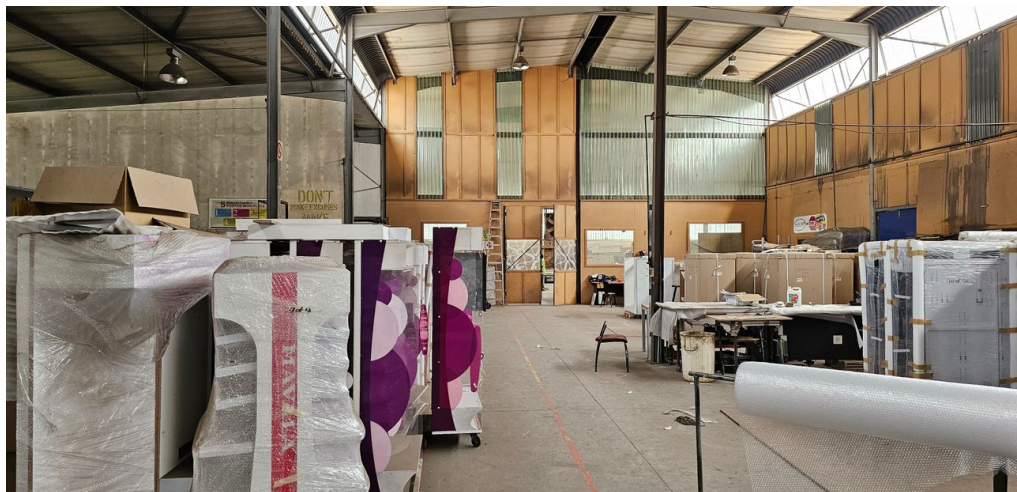
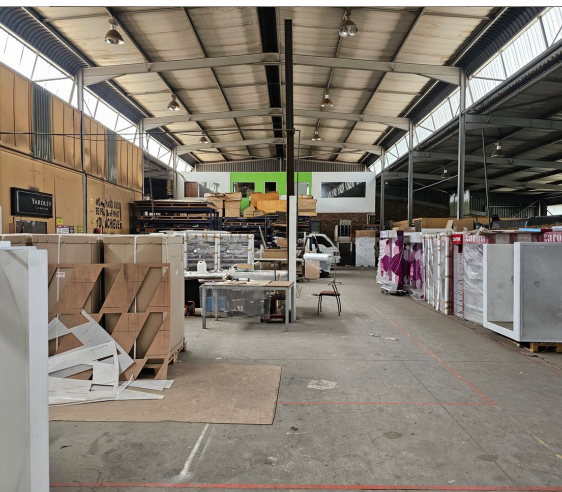


**Alberton, Gauteng**

**Neat Factory with 350Amps Available in Alberton North**



Located on a tranquil corner street in Alberton North, this well-maintained factory space offers excellent natural lighting and impressive height to the eaves. With approximately 350Amps of three-phase power available, it caters to various industrial needs, while the shared office component and amenities provide a convenient workspace. The property also includes staff parking and a dedicated braai area, perfect for team gatherings.

Strategically positioned in the sought-after industrial node of Alberton North, the property is close to major highways, including the N12, N17, and N3, ensuring seamless logistics. It is also within 2km of Alberton CBD, offering access to shops, banks, schools, and hospitals, with the New Market development just 3km away. Call Hylton Atkinson today to arrange a viewing!

**R67,500 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R45

**FEATURES**

Gross Monthly Rental Available From Lease Period	R67,500 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	1500
Land Size (m <sup>2</sup> )	4699
Building Height (m)	8
Zoning	Industrial
Security	No
Open Parkings	4
Power 3 Phase	Yes
Power Amps	350
Air Conditioning	Yes


**WEB REFERENCE NO. COM21189**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)

for more information about this property



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