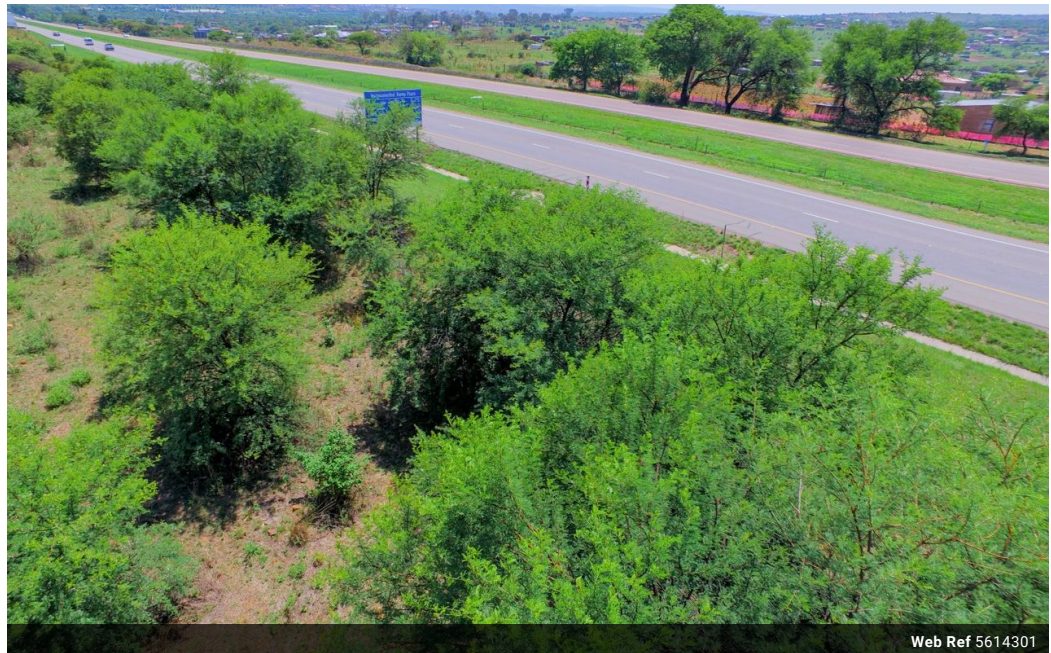


**Alett Nel**  
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Web Ref 5614301



R5,995,000



98,000m<sup>2</sup> Factory For Sale in Walmansthal Ah

9.79 HECTARE (SUB-DIVIDED INTO NINE PLOTS) - ZONED FOR COMMERCIAL & LIGHT INDUSTRIAL - DIRECTLY NEXT TO THE N1 NORTH

9 One hectare commercial and light industrially zoned plots directly next to the NI Highway where a new industrial park is to be developed.

The first warehouses have already been erected in the immediate vicinity. Said to become the next warehousing hotspot due to the proximity to the N1 North - the main arterial route for the export of products/cargo to the north and imports from neighbouring countries.

Priced at R100 sqm (compared to R400 - R975 sqm - for vacant land with commercial and light industrial zoning in Pretoria industrial areas).

Water - Tshwane has agreed to provide 10 000 liters for each of the 9 plots per 24 hour cycle. Water- and electrical points on border of property.

## Features

**Zoning** Commercial

### Sizes

Floor Size	98,000m <sup>2</sup>
Land Size	98,000m <sup>2</sup>