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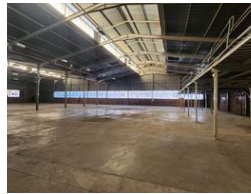
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Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609



SOLE MANDATE

Web Ref CL12191



R25,500,000

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## Prime 4,036m<sup>2</sup> Industrial Warehouse in Meadowdale – Ideal for Logistics & Manufacturing

Seize a top-tier investment opportunity with this expansive 4,036m<sup>2</sup> standalone warehouse on a vast 8,977m<sup>2</sup> stand in Meadowdale's thriving industrial hub. Designed for efficiency, the property features a large yard for seamless truck maneuvering, multiple roller shutter doors for streamlined loading, and a powerful 1,600-amp three-phase power supply—perfect for logistics, warehousing, or manufacturing operations.

Strategically positioned near key highways and O.R. Tambo International Airport, this warehouse offers exceptional connectivity for fast and efficient distribution. Additional highlights include generous eave heights, a comprehensive fire suppression system, and modern double-volume office spaces. With prominent road exposure, this property presents a rare opportunity for businesses and

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	1600

### Exterior

Open Parking Bays	40
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### Sizes

Floor Size	4,036m <sup>2</sup>
Land Size	8,977m <sup>2</sup>
Building Height	8m

